

MIDWEST LAND GROUP PRESENTS

60 ACRES IN

POTTAWATTAMIE COUNTY IOWA



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

EXCELLENT 60 +/- ACRE TILLABLE TRACT IN WESTERN IOWA

Located just 5 miles east of Carson and 10 miles west of Griswold, this 60 +/- acre Pottawattamie County farm offers a strong mix of productivity and accessibility. With an impressive CSR2 of 71.6, this tract provides consistent yields and dependable income in a highly regarded farming area of southwest Iowa.

The property is primarily tillable, featuring a gentle slope and established terraces, and is currently in a corn and soybean rotation. Access is convenient via a well-maintained gravel road, just a half mile north of Highway 92, making transportation and logistics efficient for both

operators and investors. Electric service is available at the road, providing potential for future improvements or farm expansion.

This farm is leased through the 2026 crop year at a competitive rate of \$275 per acre, with the lease terms negotiable to fit the buyer's goals. Whether you're looking to expand your existing operation or add a reliable income-producing asset to your investment portfolio, this 60-acre tract delivers proven performance and location value.



PROPERTY FEATURES

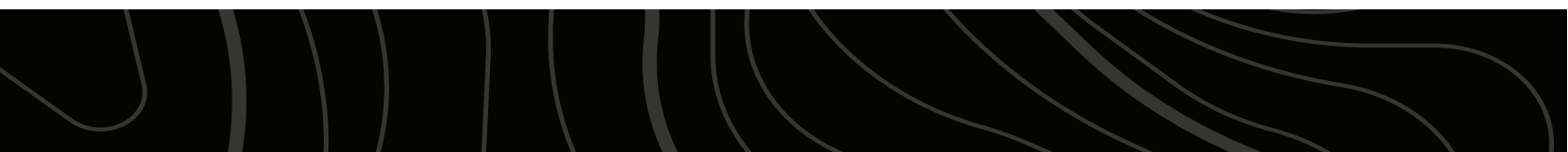
PRICE: **\$720,000** | COUNTY: **POTTAWATTAMIE** | STATE: **IOWA** | ACRES: **60**

- Average CSR2 of 71.6
- Primarily tillable with gentle slopes
- Terraced for erosion control
- Gravel road frontage with Highway 92 just a half mile to the south
- In soybean/corn rotation, with soybeans planted for the 2025 growing season
- Cash rent currently pays \$275/acre
- Currently leased for the 2026 crop year; tenant willing to negotiate with buyer
- Electric located at the road
- 5 miles east of Carson
- 10 miles west of Griswold

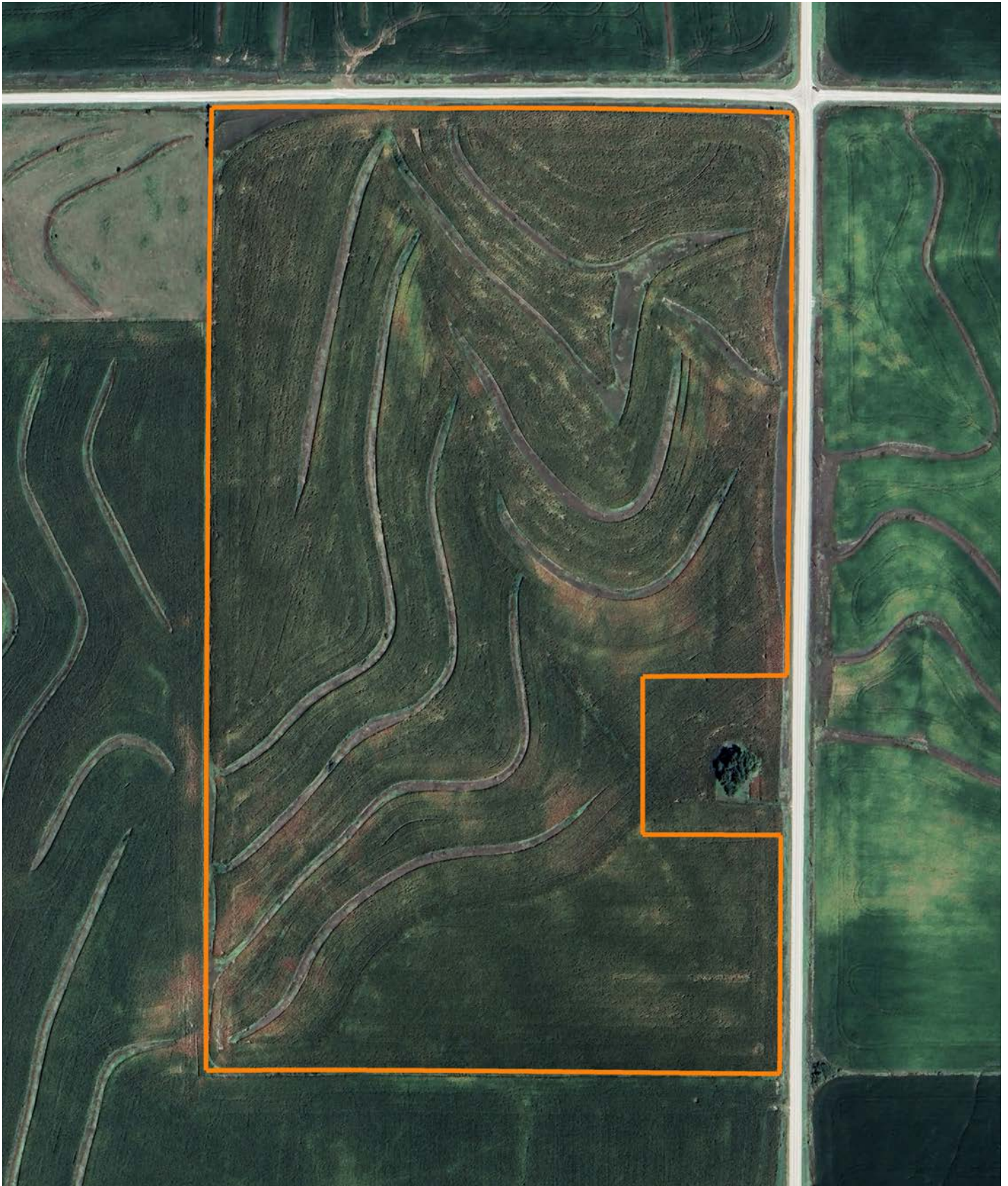
PRIMARYLY TILLABLE WITH GENTLE SLOPES



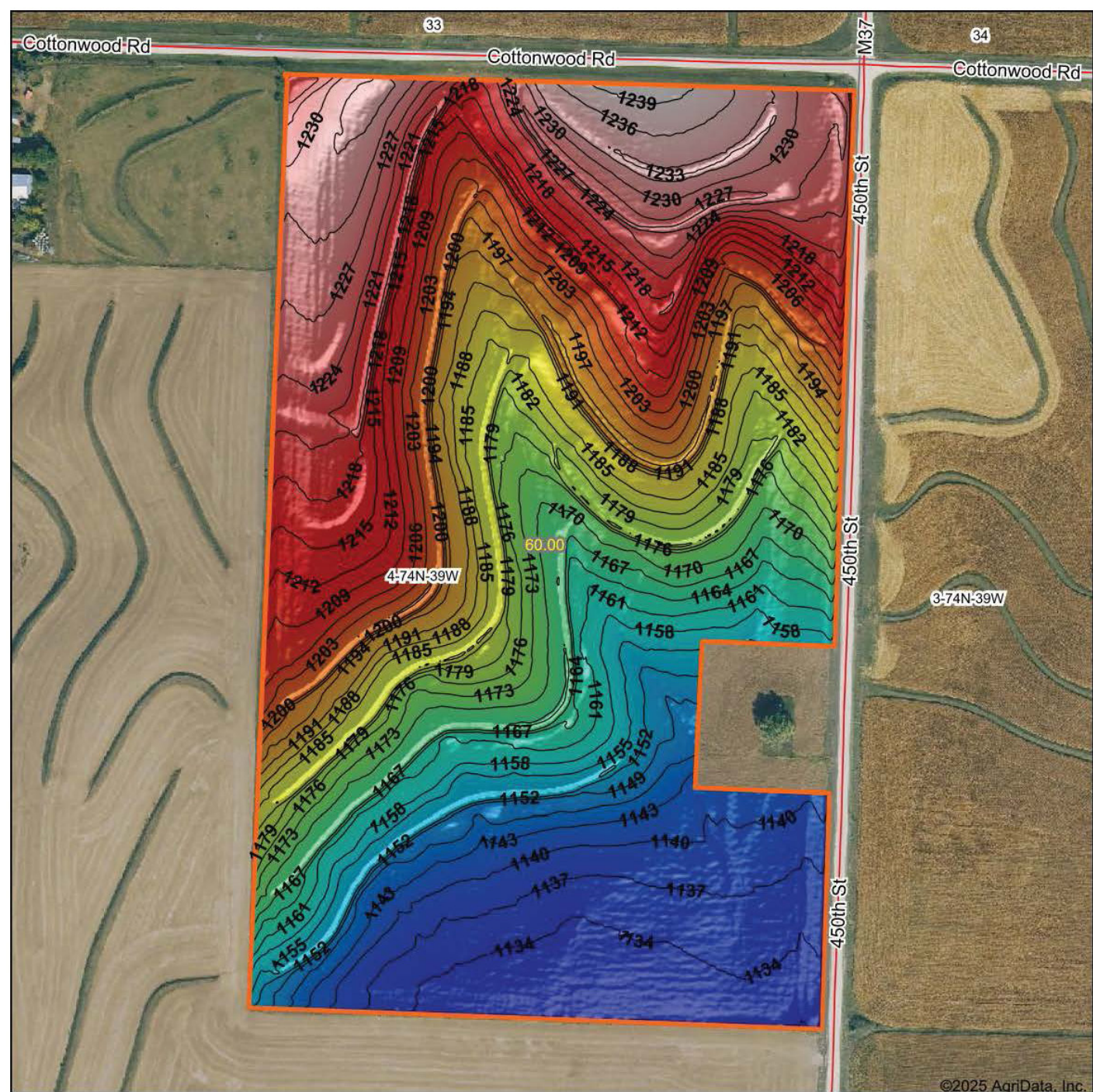
TERRACED



AERIAL MAP



HILLSHADE MAP



Low Elevation High



Maps Provided By:



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Source: USGS 1 meter dem

Interval(ft): 3

Min: 1,130.0

Max: 1,240.6

Range: 110.6

Average: 1,183.5

Standard Deviation: 32.48 ft

0ft 34.9ft 69.7ft

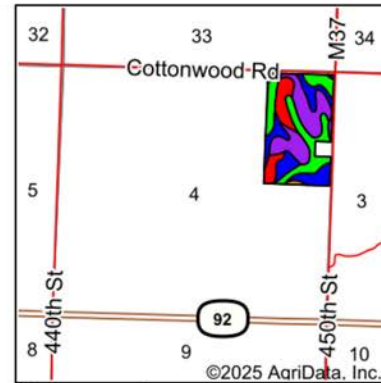
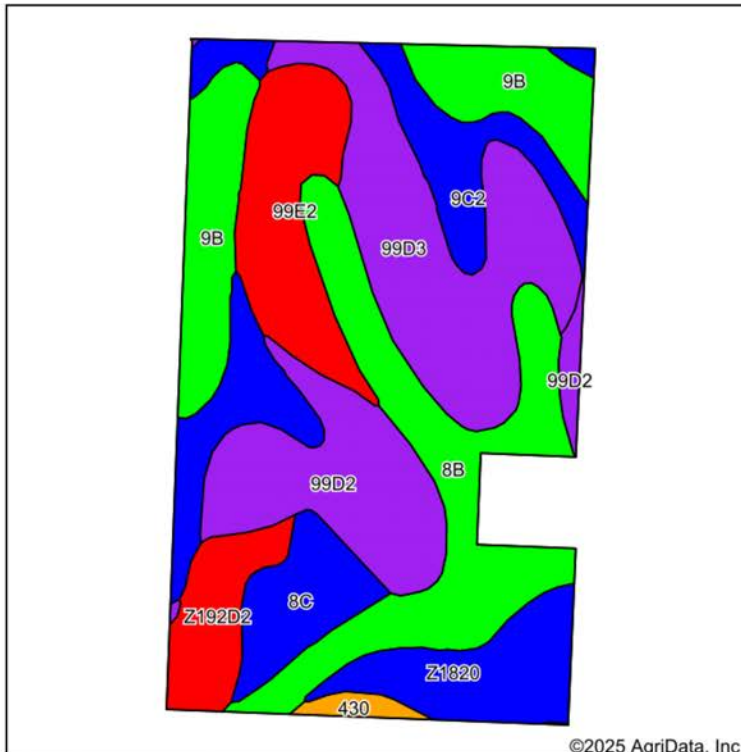


10/14/2025

4-74N-39W
Pottawattamie County
Iowa

Boundary Center: 41° 14' 32.95, -95° 19' 48.24

SOILS MAP



State: **Iowa**
 County: **Pottawattamie**
 Location: **4-74N-39W**
 Township: **Grove**
 Acres: **60**
 Date: **10/14/2025**



Maps Provided By: **surety**
 CUSTOMIZED ONLINE MAPPING
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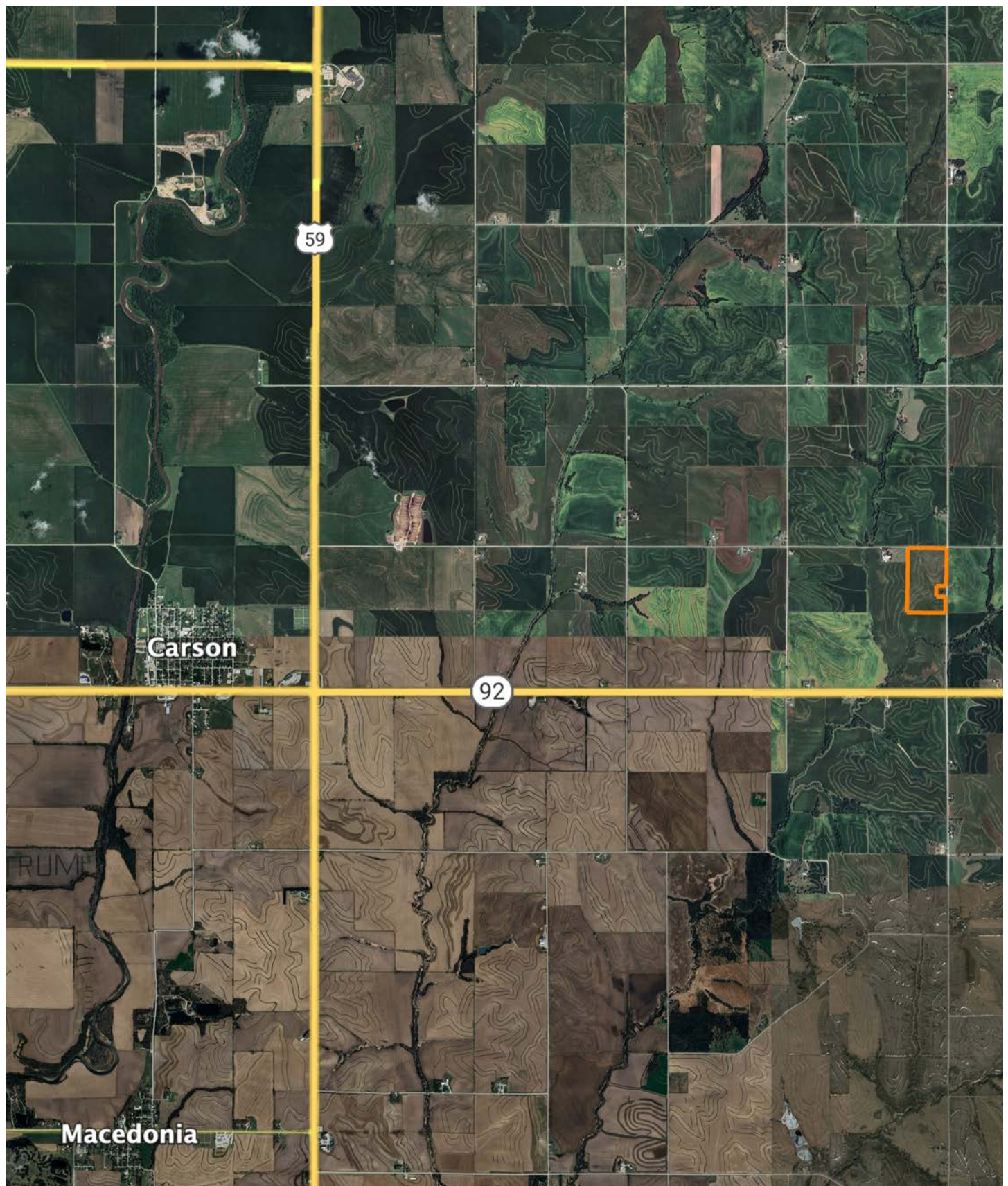
Area Symbol: IA155, Soil Area Version: 30

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	*i Corn Bu	*i Soybeans Bu	CSR2**	CSR	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Soybeans
99D3	Exira silty clay loam, 9 to 14 percent slopes, severely eroded	10.45	17.3%		IVe	171.2	49.6	52	51	74	74	54
8B	Judson silty clay loam, deep loess, 2 to 5 percent slopes	10.42	17.4%		Ile	230.4	66.8	92	82	95	95	80
99D2	Exira silty clay loam, 9 to 14 percent slopes, eroded	7.63	12.7%		IIle	164.8	47.8	59	54	82	82	64
9C2	Marshall silty clay loam, 5 to 9 percent slopes, eroded	7.41	12.4%		IIle	211.2	61.2	87	67	90	90	70
9B	Marshall silty clay loam, 2 to 5 percent slopes	7.31	12.2%		Ile	232.0	67.3	95	83	89	89	77
99E2	Exira silty clay loam, 14 to 20 percent slopes, eroded	5.80	9.7%		IVe	153.6	44.5	47	45	74	74	58
10/ Z1820	Dockery-Quiver silt loams, deep loess, 0 to 2 percent slopes, occasionally flooded	4.26	7.1%		IIw			87		93	84	92
8C	Judson silty clay loam, deep loess, 5 to 9 percent slopes	3.18	5.3%		IIle	214.4	62.2	87	67	89	88	77
Z192D2	Adair clay loam, deep loess, 9 to 14 percent slopes, eroded	2.98	5.0%		IVe	0.0	0.0	14		65	65	45
430	Ackmore silt loam, 0 to 2 percent slopes, occasionally flooded	0.56	0.9%		IIw	203.2	58.9	77	83	90	90	86
Weighted Average					2.94	173.2	50.2	71.6	*-	*n 84.3	*n 83.6	*n 68.7

**IA has updated the CSR values for each county to CSR2.

*- CSR weighted average cannot be calculated on the current soils data, use prior data version for csr values.*i Yield data provided by the ISPAID Database version 8.1.1 developed by IA State University.

OVERVIEW MAP



AGENT CONTACT

Will Cooper grew up in Des Moines with a deep love for the outdoors and an uncommon drive to explore and learn more about the land around him. While most kids were chasing ballgames, Will was digging through assessor records, researching property lines, tracking sales, and daydreaming about owning ground of his own someday. Even then, he was thinking much farther ahead than just the next hunt.

A proud Iowa State grad with a degree in Finance and a minor in Financial Planning, Will brings sharp communication skills, relentless work ethic, and a service-first mindset to every client relationship. His professional background in financial planning taught him how to guide people through major decisions, manage details with precision, and build trust that lasts.

Wherever life takes him, Will feels most at home outside with people who share the sentiment. He serves Central and Southern Iowa with the heart of a lifelong outdoor enthusiast and the drive of someone who refuses to sit still or settle for 'good enough.' Friendly, fast-moving, and fiercely loyal, he's the kind of agent who treats every transaction like it's personal, because to him, it is.



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LAND AGENT

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