

MIDWEST LAND GROUP PRESENTS

79 ACRES IN

BOONE COUNTY IOWA



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

79 +/- ACRE HIGH-QUALITY ROW CROP FARM -PRIME INVESTMENT OPPORTUNITY

Midwest Land Group is pleased to present an exceptional opportunity to acquire 79 +/- acres of high-quality row crop farmland in one of Iowa's most productive agricultural regions.

This highly desirable farm features elite soils with an impressive CSR2 average of 88.2, including Canisteo clay loam, Bemis moraine, Nicollet loam, Webster clay loam, and Clarion loam—soil types widely recognized for their consistency, fertility, and strong yield performance. The tract is 100% tillable, with the majority exhibiting 0-2% slopes, offering excellent drainage, efficient field operations, and minimal erosion concerns.

This outstanding tract of farmland offers exceptional

soil quality and proven productivity, making it a highly desirable investment for both operators and land investors. Its strategic location, just 12 miles from Boone and 8.7 miles from the Woodward co-op, ensures convenient access to grain markets and efficient hauling options.

Farms of this caliber rarely come available to the open market, as they are often held within families for generations. This is a rare opportunity to invest in a premium piece of Iowa farmland and become part of the state's rich agricultural legacy.

Contact Listing Broker Sean Stewart at (515) 401-2281 for more information or to schedule a private showing.



PROPERTY FEATURES

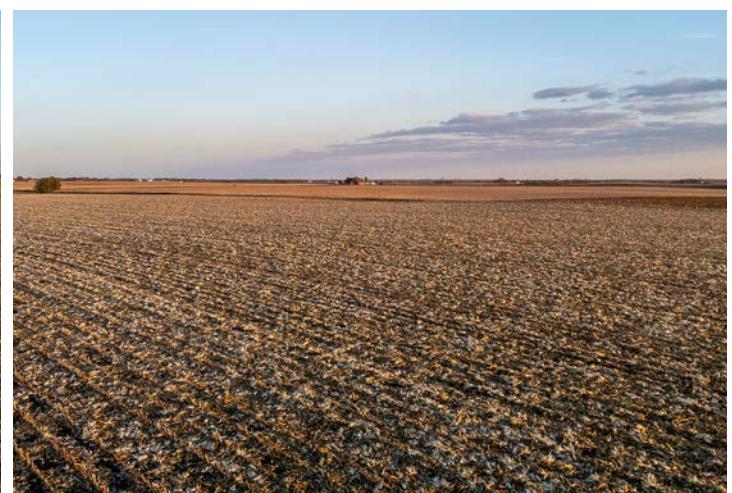
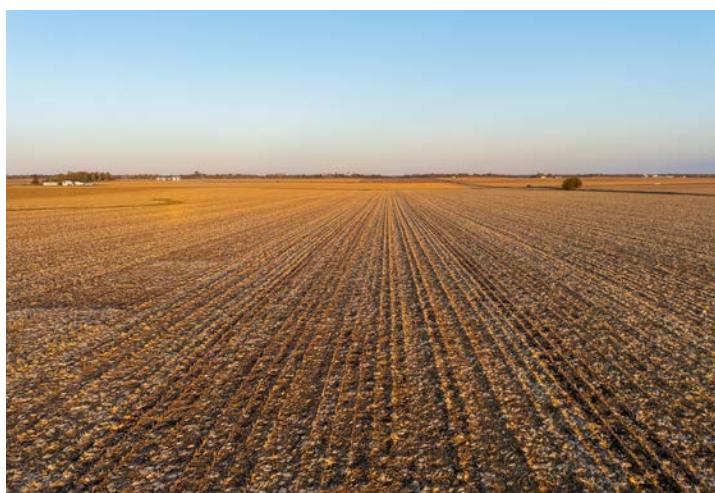
COUNTY: **BOONE** | STATE: **IOWA** | ACRES: **79**

- 79 +/- acres
- Excellent soils with a CSR2 of 88.2
- Majority of the property has 0-2% slopes
- 100% tillable
- Tiled for improved drainage
- 9 miles from Woodward and Heartland Co-op
- 10 miles from Madrid
- 12 miles from Boone
- 40 miles from Des Moines
- Shown by appointment

9 MILES FROM WOODWARD



100% TILLABLE



AERIAL MAP



Maps Provided By:



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Boundary Center: 41° 56' 42.13, -93° 56' 9.04

0ft 487ft 974ft

1-82N-27W
Boone County
Iowa



10/23/2025

TOPOGRAPHY MAP



Maps Provided By:



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Source: USGS 1 meter dem

0ft 458ft 916ft

Interval(ft): 3.0

Min: 1,043.0

Max: 1,073.3

Range: 30.3

Average: 1,055.9

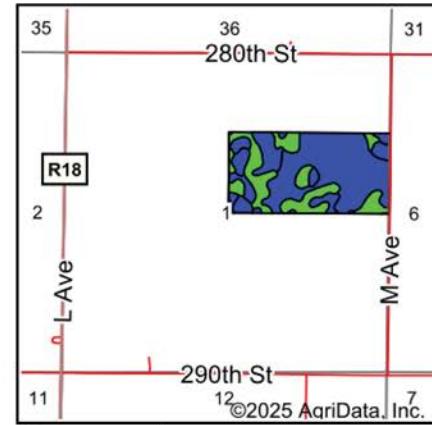
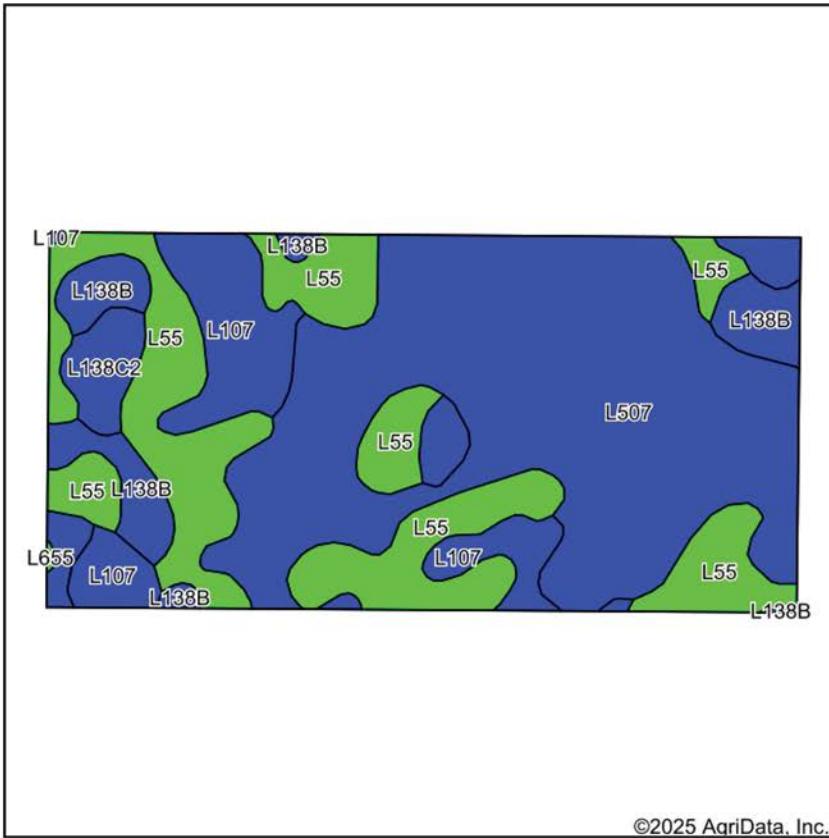


1-82N-27W
Boone County
Iowa

10/23/2025

Boundary Center: 41° 56' 42.13, -93° 56' 9.04

SOILS MAP



Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
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Area Symbol: IA015, Soil Area Version: 33												
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	*i Corn Bu	*i Soybeans Bu	CSR2**	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Soybeans	
L507	Canisteo clay loam, Bemis moraine, 0 to 2 percent slopes	40.27	50.9%	Blue	IIw	0.0	0.0	87	81	70	81	
L55	Nicollet loam, 1 to 3 percent slopes	21.63	27.4%	Green	Ie	0.0	0.0	91	84	77	84	
L107	Webster clay loam, Bemis moraine, 0 to 2 percent slopes	8.52	10.8%	Blue	IIw	0.0	0.0	88	84	77	83	
L138B	Clarion loam, Bemis moraine, 2 to 6 percent slopes	6.56	8.3%	Blue	IIe	220.8	64.0	88	79	75	79	
L138C2	Clarion loam, Bemis moraine, 6 to 10 percent slopes, moderately eroded	2.02	2.6%	Blue	IIIe	0.0	0.0	83	64	63	64	
Weighted Average						1.75	18.3	5.3	88.2	*n 81.5	*n 72.9	*n 81.4

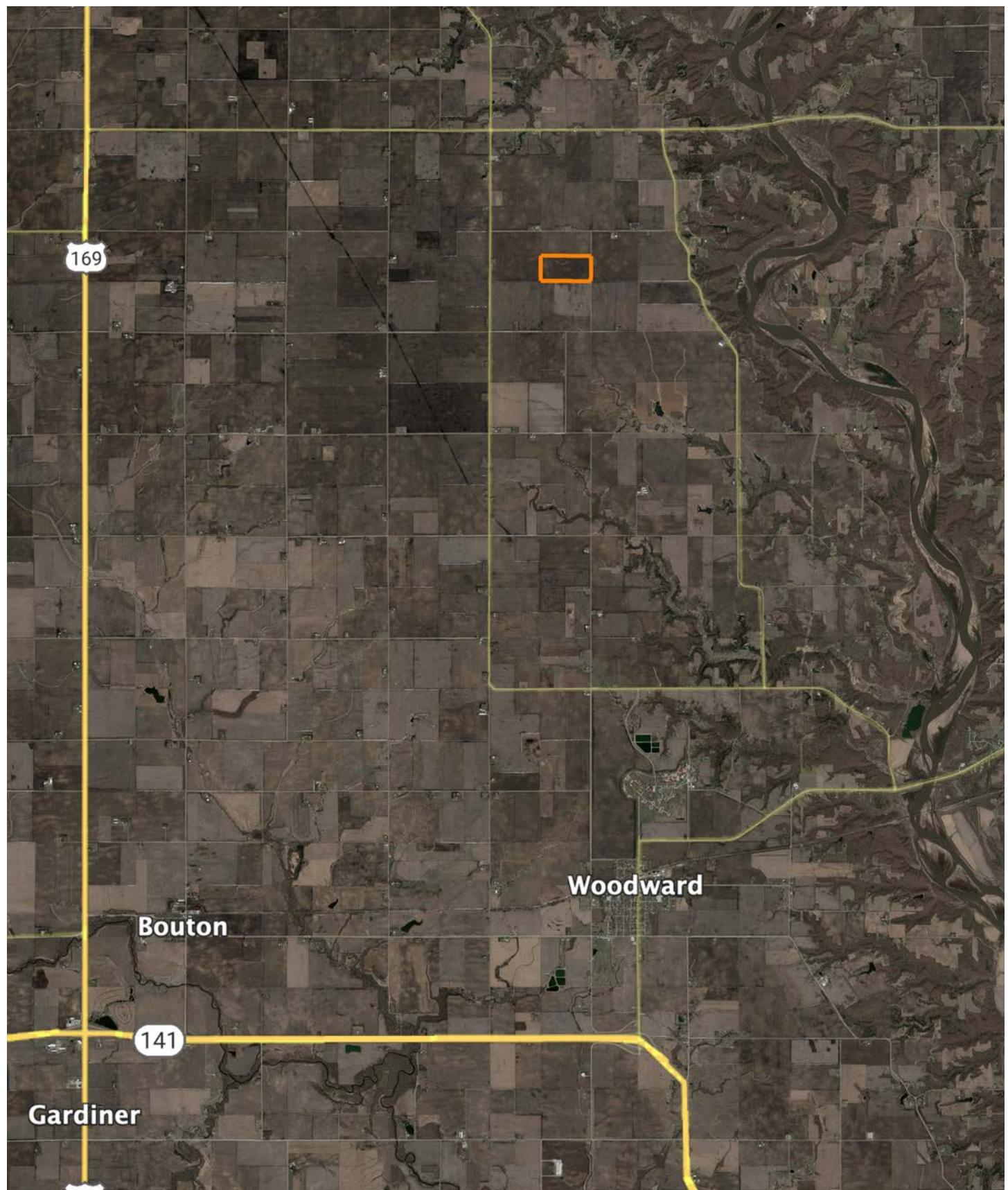
**IA has updated the CSR values for each county to CSR2.

*i Yield data provided by the ISPAID Database version 8.1.1 developed by IA State University.

*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

OVERVIEW MAP



AGENT CONTACT

Sean is a licensed real estate broker with Midwest Land Group, specializing in helping individuals and families achieve their dream of land ownership. With a passion for assisting others in realizing their goals, Sean takes great pride in his ability to guide clients through the intricate process of real estate transactions.

Beyond his professional endeavors, Sean finds solace and fulfillment in the great outdoors. As an avid bowhunter and passionate fisherman, he relishes every opportunity to immerse himself in nature's beauty. This love for outdoor activities not only fuels his personal interests but also enhances his understanding of properties and their potential for recreational enjoyment.

Sean's dedication extends beyond his work and hobbies to his role as a devoted father. With three beautiful children, he finds immense joy in supporting and cheering them on in their sports and extracurricular activities. Through this experience, Sean has developed a deep understanding of the importance of balance, teamwork, and perseverance.

Prior to his successful career in real estate, Sean honed his leadership and relationship-building skills while managing a Fortune 500 company. This invaluable experience has equipped him with a unique perspective and a keen ability to connect with people from all walks of life. Sean's unwavering commitment to his clients, combined with his strong work ethic, ensures that he consistently goes above and beyond to meet their needs.

With a genuine passion for helping others and a tireless dedication to his craft, Sean embodies the qualities of a trustworthy and hardworking real estate broker. Whether you are a first-time buyer or an experienced investor, Sean is ready to guide you through every step of the real estate journey, providing you with exceptional service and expertise that you can rely on.



**SEAN STEWART,
ASSOCIATE BROKER
515.259.3541
SeanStewart@MidwestLandGroup.com**



MidwestLandGroup.com

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