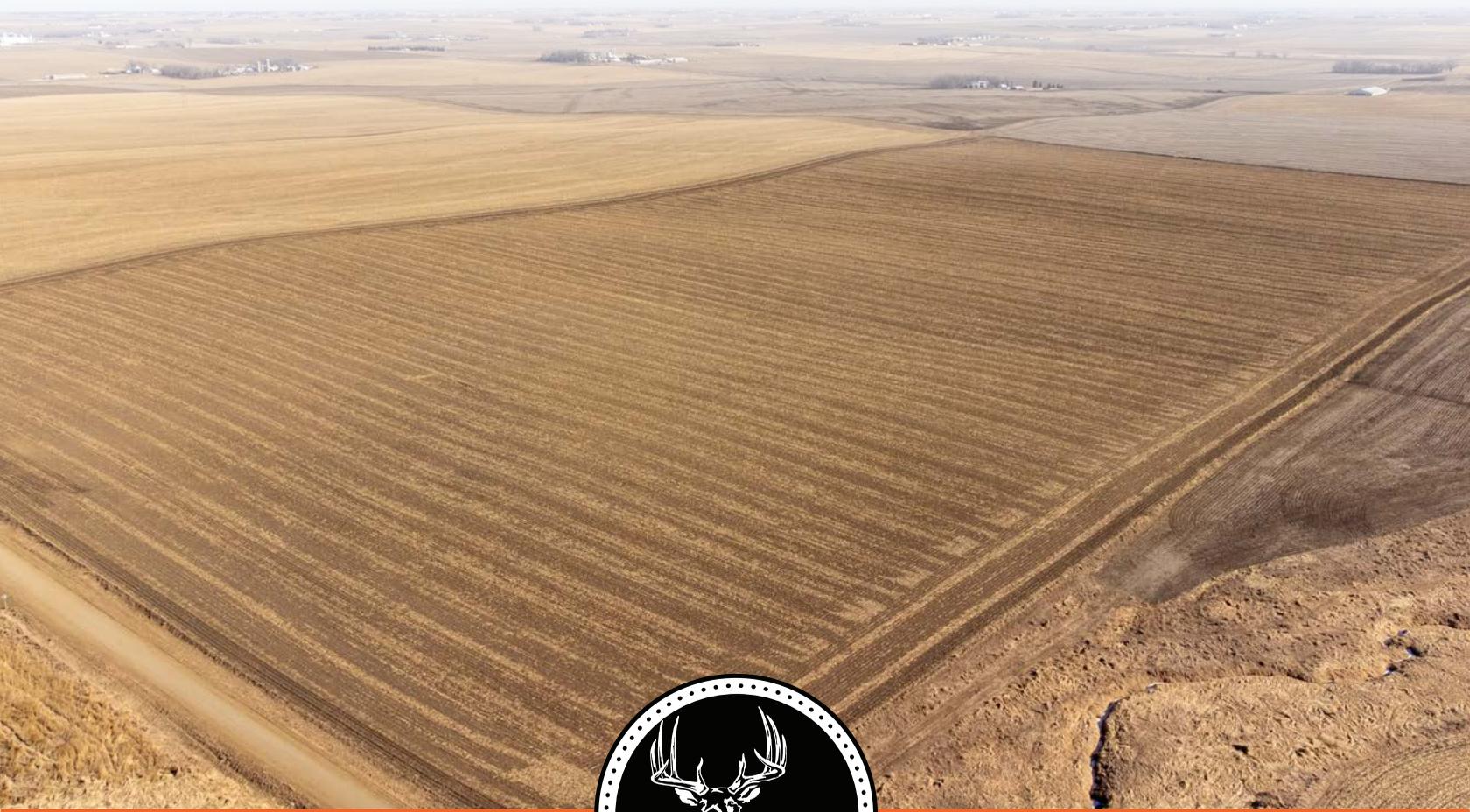


MIDWEST LAND GROUP PRESENTS

80 ACRES IN

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# LYON COUNTY IOWA



[MidwestLandGroup.com](http://MidwestLandGroup.com)

MIDWEST LAND GROUP IS HONORED TO PRESENT

# COVETED 80 +/- ACRE LYON COUNTY FARM IN NORTHWEST IOWA

Midwest Land Group is proud to present this rare 80 +/- acre Lyon County gem in Northwest Iowa! Almost a 100% tillable tract, this farm sits in the Logan Township, just 4 miles south of Lester, Iowa, and under two miles from pavement on three sides! The farm drains well with gently rolling topography and basically zero waste, but farms flat with straight north-to-south rows from one corner to the other. With predominantly 410B2 and 410C2 Moody soils, this farm has a CSR2 average of

67.8, making it a great producer for the area. The long-time tenant has taken exceptional care of the farm and maintains the farming rights for the 2026 season with an excellent cash rent agreement in place. Whether you're looking to add acres to your current operation or wanting to invest in a secure asset like farmland, you cannot go wrong with this immaculate farm in one of the hottest markets in the Midwest!

## PROPERTY FEATURES

COUNTY: **LYON** | STATE: **IOWA** | ACRES: **80**

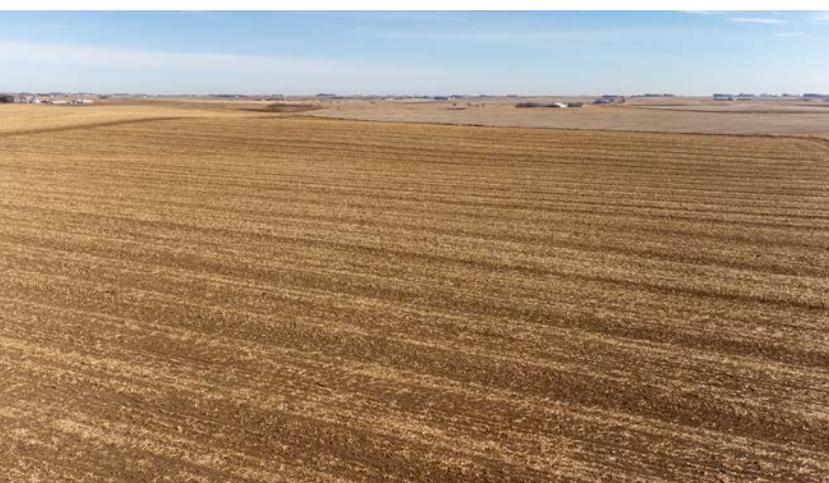
- 80 +/- acre Lyon County, Iowa farm
- Almost 100% tillable tract
- Located in the Logan Township, 4 miles south of Lester
- Gently rolling topography drains well from north to south
- Farms flat with basically zero waste
- Predominantly 410B2 and 410C2 Moody soils
- CSR2 average of 67.8
- Long-time tenant in place for 2026
- Excellent cash rent agreement
- Easy access to pavement on three sides



# 80 +/- TILLABLE ACRES

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Almost a 100% tillable tract, this farm sits in the Logan Township, just 4 miles south of Lester, Iowa, and under two miles from pavement on three sides! With predominantly 410B2 and 410C2 Moody soils, this farm has a CSR2 average of 67.8, making it a great producer for the area.



# EASY ACCESS

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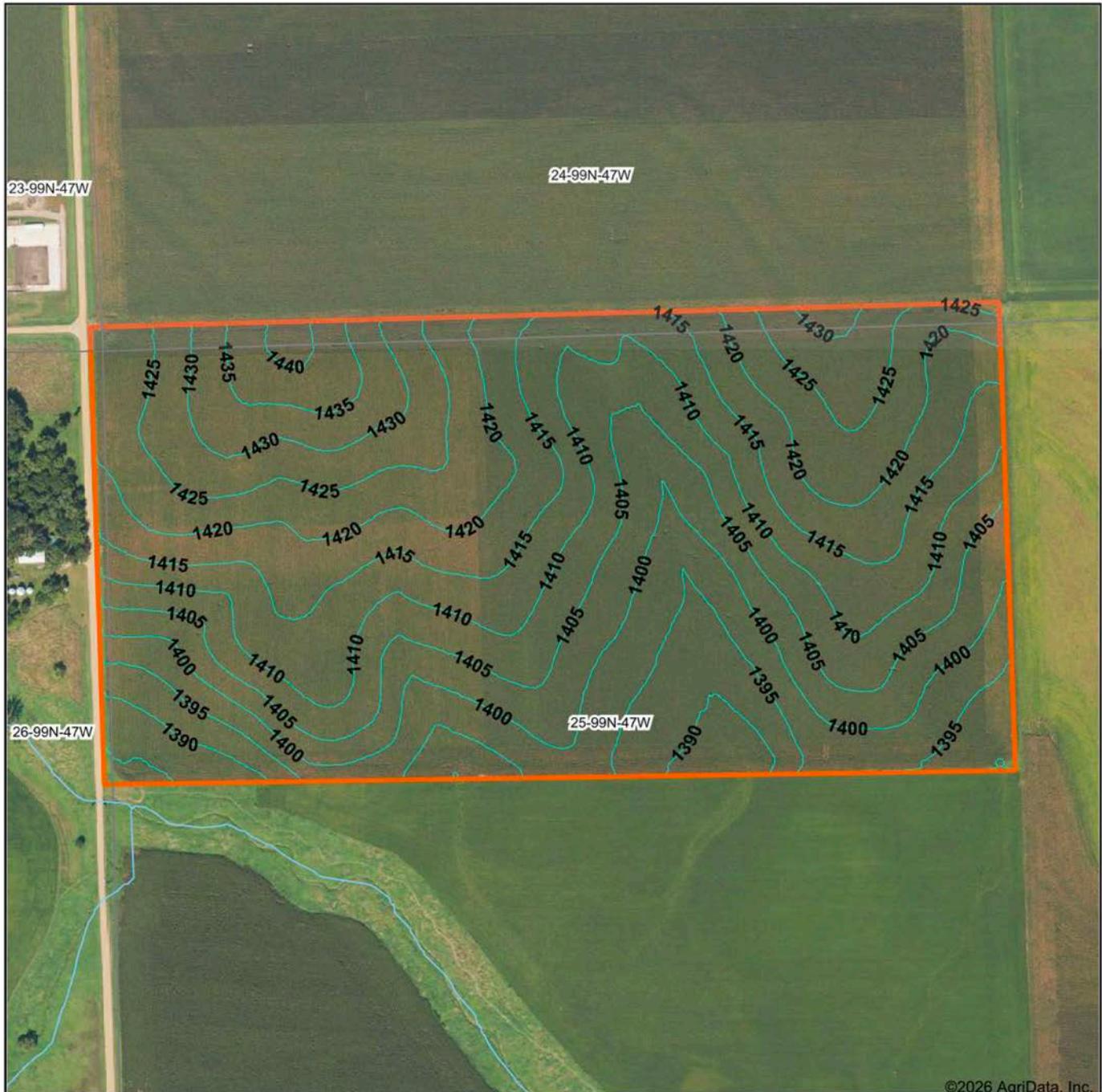


# ROLLING TOPOGRAPHY

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# TOPOGRAPHY MAP



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Maps Provided By:



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Source: USGS 1 meter dem

Interval(ft): 5.0

Min: 1,381.9

Max: 1,441.5

Range: 59.6

Average: 1,411.1

Standard Deviation: 12.3 ft

0ft 449ft 899ft



2/18/2026

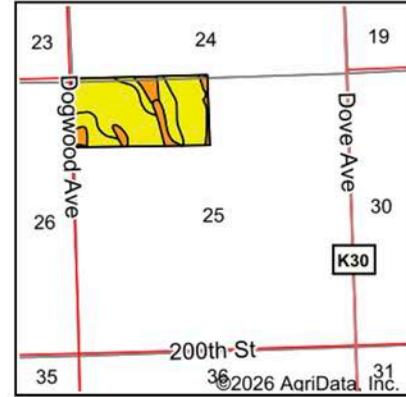
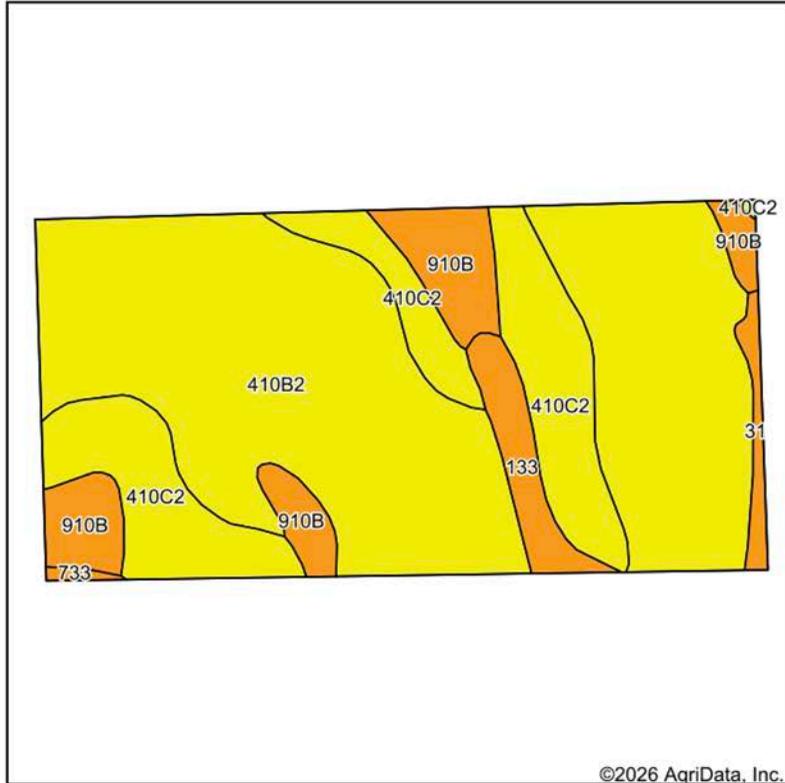
25-99N-47W

Lyon County

Iowa

Boundary Center: 43° 22' 23.14, -96° 20' 40.49

# SOIL MAP



State: **Iowa**  
 County: **Lyon**  
 Location: **25-99N-47W**  
 Township: **Logan**  
 Acres: **80.17**  
 Date: **2/18/2026**



Maps Provided By:  
**surety**  
 CUSTOMIZED ONLINE MAPPING  
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Soils data provided by USDA and NRCS.

Area Symbol: IA119, Soil Area Version: 34

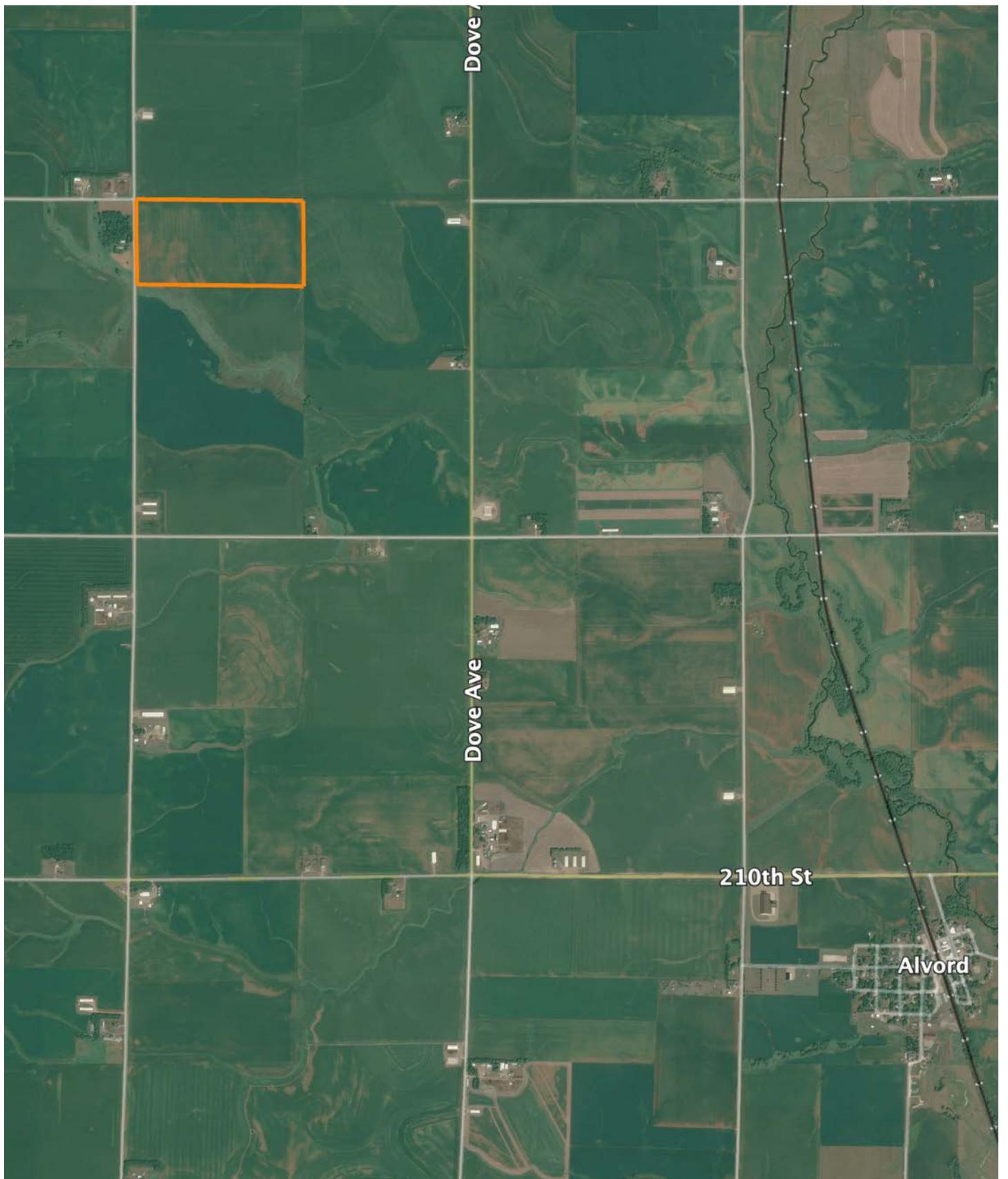
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Hydric Rating	Non-Irr Class *c	CSR2**	CSR	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans	
410B2	Moody silty clay loam, cool, 2 to 6 percent slopes, eroded	51.13	63.8%			lle	67	63	69	68	60	64	
410C2	Moody silty clay loam, cool, 6 to 11 percent slopes, eroded	16.91	21.1%		1	llle	65	48	67	67	57	62	
910B	Trent silty clay loam, 2 to 5 percent slopes	7.64	9.5%		5	le	73	73	85	84	70	79	
133	Colo silty clay loam, deep loess, 0 to 2 percent slopes, occasionally flooded	3.06	3.8%		95	llw	78	69	81	75	36	80	
31	Afton silty clay loam, 0 to 2 percent slopes, occasionally flooded	1.19	1.5%		95	llw	80	68	68	65	59	68	
733	Calco silty clay loam, 0 to 2 percent slopes	0.24	0.3%		100	llw	78	64	75	49	32	75	
<b>Weighted Average</b>							<b>2.12</b>	<b>67.8</b>	<b>61.1</b>	<b>*n 70.6</b>	<b>*n 69.5</b>	<b>*n 59.3</b>	<b>*n 65.7</b>

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

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

\*c: Using Capabilities Class Dominant Condition Aggregation Method

# OVERVIEW MAP



# AGENT CONTACT

Jake Crnkovich loves the outdoors. From farming and ranching to serious trophy hunting and management practices, Jake's experiences have set him up to be a model land agent. His outdoor career started by managing the Archery and Hunting Shop at Scheels. From there, he took a sales position with an outdoor and ag equipment company before finally becoming a land agent. At Midwest Land Group, Jake is able to bring his knowledge and passion for the outdoors to the very people who seek it. Raised in Ashland, between Omaha and Lincoln on the Platte River, Jake went to Ashland-Greenwood High School and the University of Nebraska at Lincoln. Today, he lives in Ashland with his wife, Nicole, their two daughters, Mackenna and Natallie, and three dogs.

When not building selling land, Jake enjoys spending time bowhunting, waterfowl hunting, competing in archery and bowfishing tournaments, fishing, airboating, dog training, camping, and enjoying sports with his family. A member of Ducks Unlimited, Bowfishers of Nebraska, Bowfishing Association of America, Nebraska Bowhunters Association, and the Sportsman's Alliance, Jake is an expert at precision bow tuning (from setup to shooter training) and excels at dissecting properties to find the best usage for the different seasons. With his diverse background in sales and customer service, Jake is able to quickly relate and cater to anyone who shares his passion for the outdoors. If this sounds like you, be sure to give Jake a call.



**JAKE CRNKOVICH,**  
LAND AGENT

**402.670.0504**

[JCrnkovich@MidwestLandGroup.com](mailto:JCrnkovich@MidwestLandGroup.com)



**MidwestLandGroup.com**

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