

MIDWEST LAND GROUP PRESENTS

69.51 ACRES IN

CLAY COUNTY IOWA



310TH AVENUE, DICKENS, IOWA 51333

MIDWEST LAND GROUP IS HONORED TO PRESENT

CRP FARM WITH EXCELLENT SOILS

This exceptional 69.51 +/- acre farm in Clay County, Iowa offers an opportunity to own a highly productive, nearly 100% tillable (68.81 FSA acres) inside tract with minimal road frontage. With an 87 CSR2 soil rating average, the property provides outstanding long-term agricultural value. The farm currently generates \$22,238 in annual income and includes several high-paying CRP contracts extending through 2027, 2030, and 2031. Additionally, 51.81 acres of the CRP contract are set to expire this fall, giving the future owner the flexibility to return those acres to crop production or explore new conservation opportunities with a renewal.

Wildlife enthusiasts will appreciate the abundance of upland game and pheasants regularly observed on the property. Paved road frontage with excellent access from the southwest corner and located just 13 miles from Spencer, Iowa, this is a great investment opportunity combining high income, exceptional soil quality, and future potential. Property is shown by appointment and pre-approval only. Contact the Listing Agent Jordan Petersen at (712) 631-5887 for a private tour.



PROPERTY FEATURES

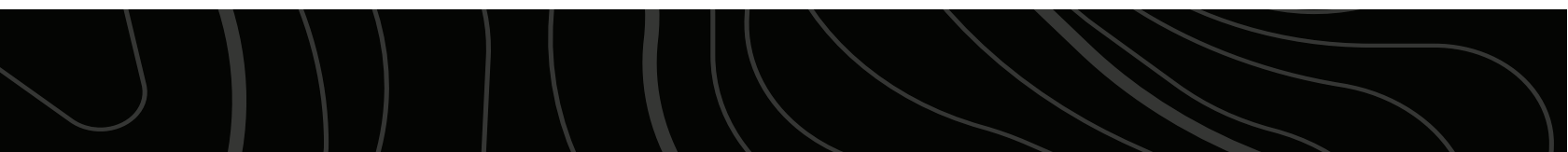
COUNTY: **CLAY** | STATE: **IOWA** | ACRES: **69.51**

- 68.81 +/- FSA cropland acres
- 51.18 acres expire this fall, allowing flexibility for operations
- Current farm income is \$22,238 annually
- Excellent soils averaging 87 CSR2
- High-paying remaining CRP contracts through 2027, 2030, and 2031
- Inside farm with minimal road frontage
- 13 miles from Spencer
- Paved road frontage
- Good access from the southwest corner
- Lots of pheasants observed on the property

51.18 ACRES CRP

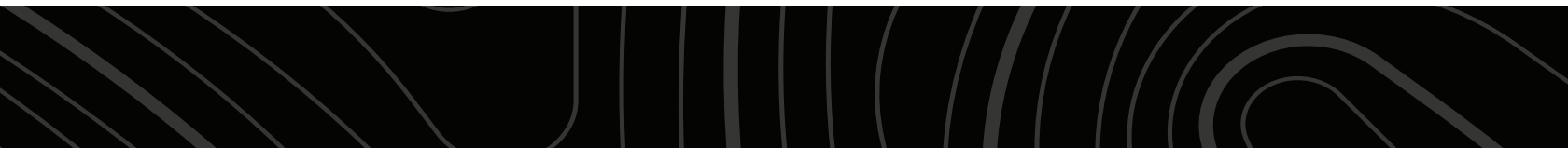


PAVED ROAD FRONTAGE



FSA CROPLAND ACRES

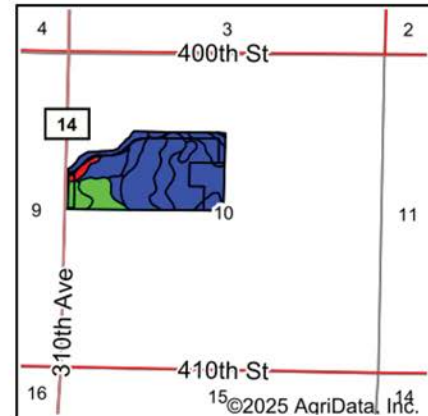
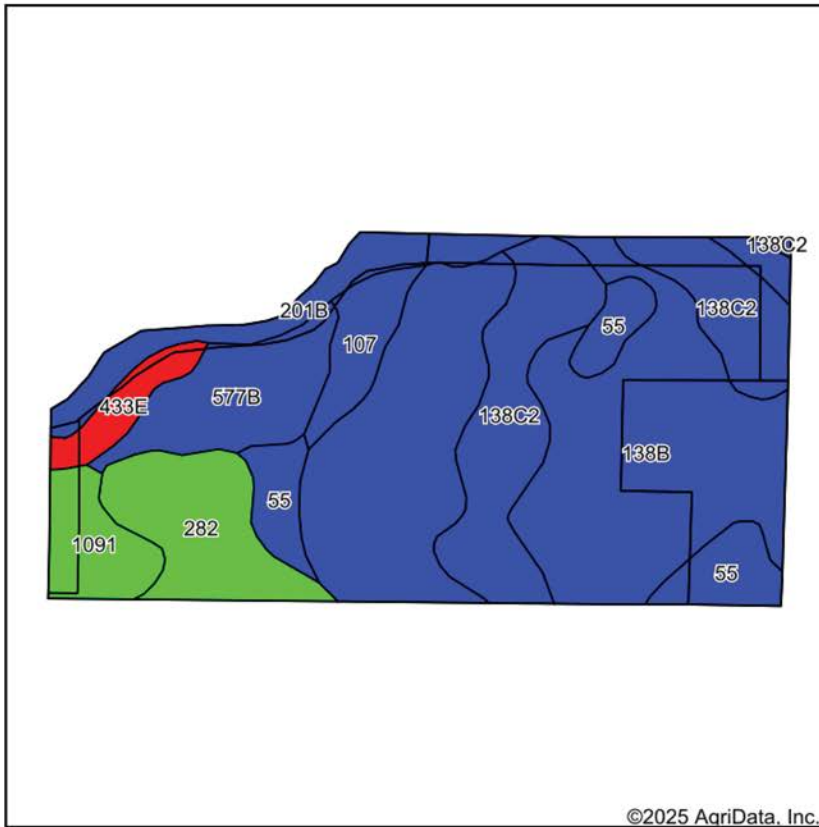
With an 87 CSR2 soil rating average, the property provides outstanding long-term agricultural value. The farm currently generates \$22,238 in annual income and includes several high-paying CRP contracts extending through 2027, 2030, and 2031.



TOPOGRAPHY MAP



SOILS MAP



State: **Iowa**
 County: **Clay**
 Location: **10-95N-35W**
 Township: **Logan**
 Acres: **68.81**
 Date: **11/11/2025**



Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

Area Symbol: IA041, Soil Area Version: 35

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	
138B	Clarion loam, 2 to 6 percent slopes	29.18	42.4%		lle	225.6	65.4	89	74	83	78	83	
138C2	Clarion loam, 6 to 10 percent slopes, moderately eroded	11.57	16.8%		llle	204.8	59.4	83	59	70	68	70	
282	Ransom silty clay loam, 1 to 3 percent slopes	5.91	8.6%		lw	240.0	69.6	95	81	78	78	78	
577B	Everly clay loam, 2 to 5 percent slopes	5.38	7.8%		lle	225.6	65.4	88	68	79	79	73	
55	Nicollet clay loam, 1 to 3 percent slopes	5.02	7.3%		lw	80.0	23.2	89	82	81	81	81	
201B	Coland-Terril complex, 2 to 5 percent slopes	4.55	6.6%		llw	208.0	60.3	81	51	91	60	88	
1091	McCreath silty clay loam, 0 to 2 percent slopes	3.02	4.4%		lw	240.0	69.6	98	83	75	73	74	
107	Webster clay loam, 0 to 2 percent slopes	2.42	3.5%		llw	224.0	65.0	86	77	83	78	82	
433E	Moneta loam, 14 to 18 percent slopes	1.76	2.6%		lVe	140.8	40.8	43	25	63	63	57	
Weighted Average						2.02	210	60.9	87	69.9	*n 79.6	*n 74.8	*n 78.7

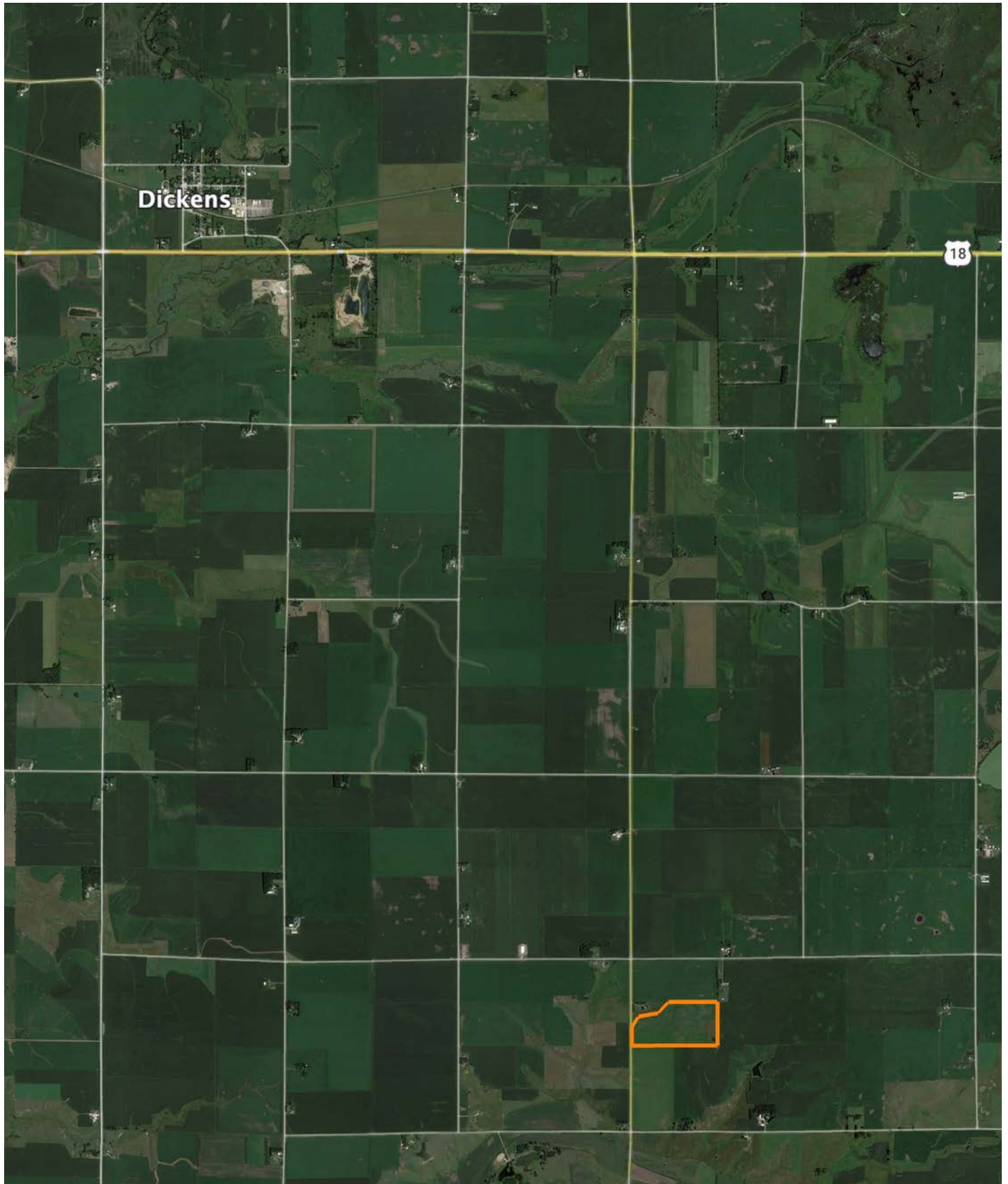
**IA has updated the CSR values for each county to CSR2.

*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

Jordan Petersen is the type of agent who lives by the philosophy that you've got to show up to get things done and get things done right. An avid outdoorsman and whitetail enthusiast, Jordan has a passion for land that shines through from the minute you meet him. Whether it be productive farmland or a hunting hideaway, his love for the outdoors allows him to easily connect with both buyers and sellers. Born in Cherokee, Iowa, Jordan went to MMC high school in Marcus, Iowa, and Iowa Central Community College (ICCC) in Fort Dodge. After college, Jordan went to work in the wind industry for Allete (formerly AES) as a wind turbine technician, which allowed him to be outdoors, but didn't let him engage in it the way he desired. Now, this driven agent calls Midwest Land Group home, where he's able to combine his knowledge of natural resources and business with his love for the land.

When not working, you can find Jordan spending time with his friends and family, hunting anything from whitetail and pheasant to elk and mule deer, fishing farm ponds and rivers, shed hunting, managing land, and serving as an assistant leader for his church youth group. If you're in the market for a trusted land agent, contact Jordan. He'll show up and get things done right, ensuring you enjoy a wonderful, stress-free experience.



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