

MIDWEST LAND GROUP PRESENTS

52.1 ACRES IN

# HENRY COUNTY IOWA



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MIDWEST LAND GROUP IS HONORED TO PRESENT

# 52 +/- ACRES OF TILLABLE FARMLAND, CRP INCOME, & PASTURE GROUND

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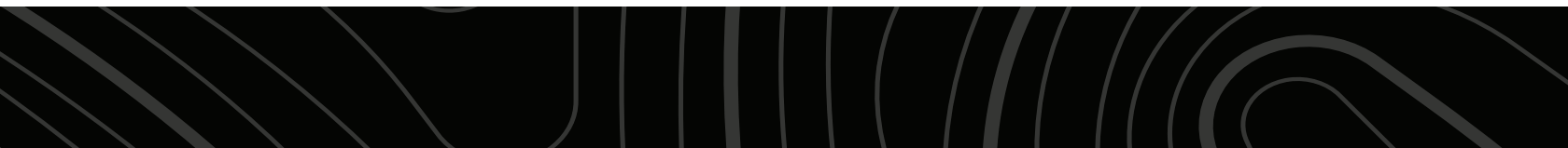
For a farmer, hobby farm buyer, or a family looking to build and run a place of their own, this 52 +/- acre Henry County farm checks boxes most listings only promise. Tillable ground carrying a 75.3 CSR2, one of the strongest soil ratings you'll find in this market, a CRP contract already locked in through 2035, and additional acreage suited to running a few head of cattle all sit on one property, priced below appraised value and minutes from Mount Pleasant and Highway 34.

Roughly 33.07 acres are FSA cropland, about 65% of the farm, carrying a 75.3 CSR2, more than 11 points above the Henry County average of 64 and putting this ground in the upper tier of what's currently on the market. Three terraces and tile drainage run throughout the tillable acres, and the farm has been managed under no-till

practices, giving the next operator a head start on soil health and water management from day one.

There are 6.2 acres enrolled in CRP through 2035, generating \$1,240 annually. That income runs alongside whatever the tillable ground produces, giving the next owner a locked-in baseline return for the next decade.

The acreage outside the farmed and CRP ground, including a seasonal creek and timber in the southeast corner, is currently used to run cattle, with fencing and gates already in place throughout the property. For a buyer looking to diversify beyond row crops, or a family wanting room for a few head of their own, having tillable ground, CRP income, and grazing acreage together on 52 +/- acres is hard to find.





# PROPERTY FEATURES

COUNTY: **HENRY** | STATE: **IOWA** | ACRES: **52.1**

- 52 +/- gross acres, subject to final survey
- 33.07 FSA acres, approximately 66% tillable
- 75.3 CSR2, more than 11 points above the Henry County average of 64
- 6.2 CRP acres through 2035, \$1,240 annual payment
- Three terraces and tile drainage throughout
- No-till farm management
- Cattle ground with seasonal creek, timber, and existing fencing and gates throughout
- Listed below appraised value
- Minutes from Mount Pleasant and Highway 34
- STR: 5/71N/7W
- Tippecanoe Township
- Parcel 170070525100600: PT PAR 2012-027 LYG IN SE NW & SW NE EX PAR 2020-015
- Annual taxes: \$1,592
- Electric: Access Energy
- Rural water: Rome Rural Water
- 52 +/- gross acres: the projected sale removes the structures in the northeast corner from the parcel pending final survey, though the seller is open to those structures remaining with the property





## 33.07 FSA ACRES

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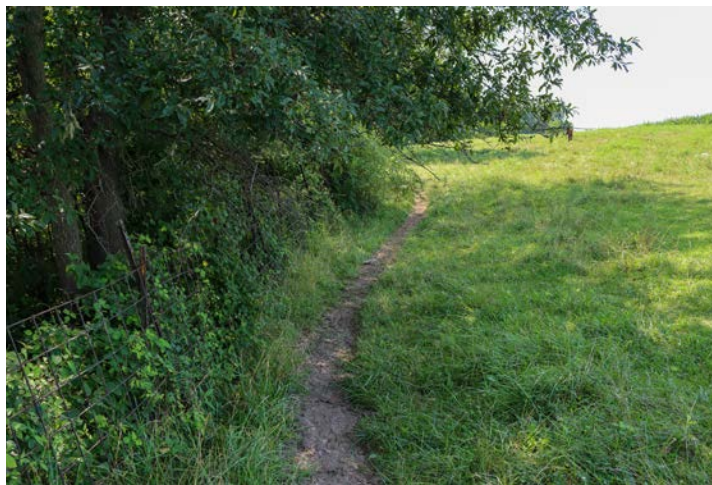
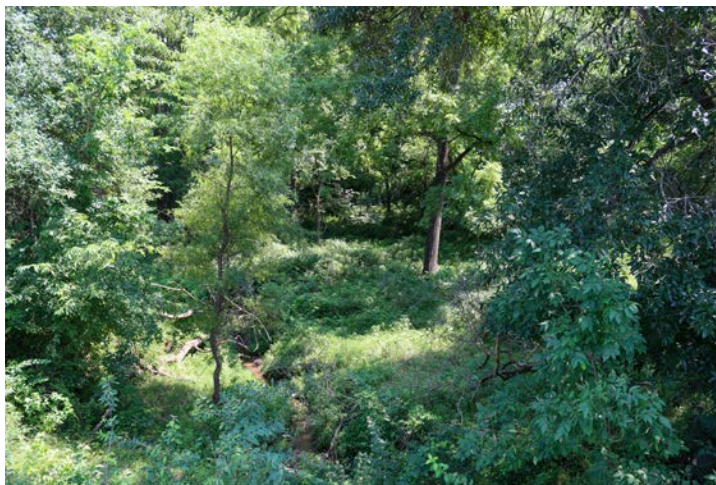
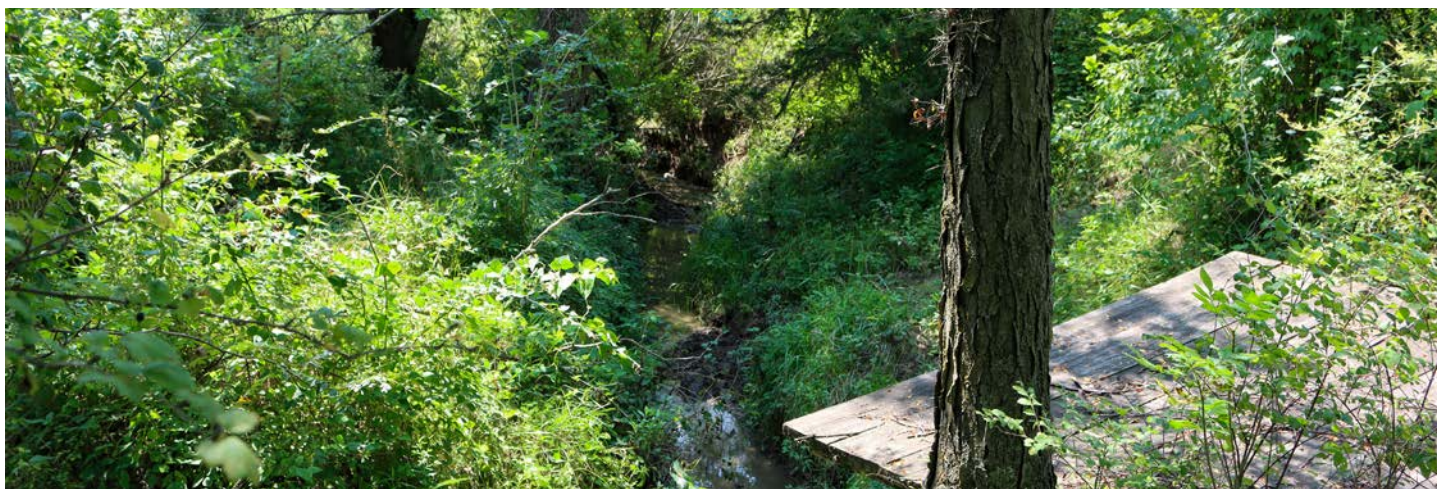
## 6.2 CRP ACRES

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## SEASONAL CREEK & TIMBER

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# FENCING AND GATES THROUGHOUT

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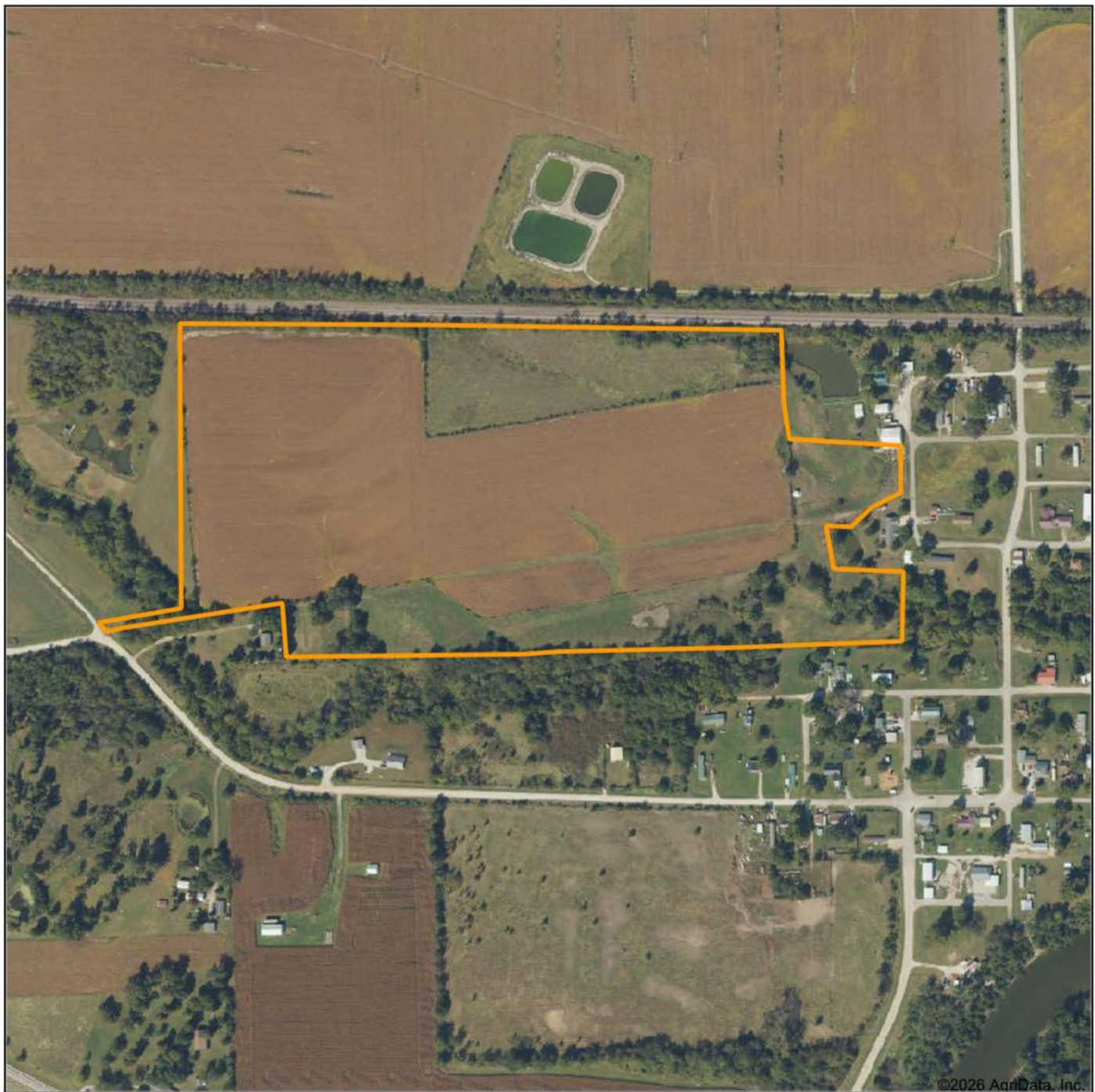
# ADDITIONAL PHOTOS

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# AERIAL MAP



Boundary Center:  $40^{\circ} 58' 59.18$ ,  $-91^{\circ} 41' 17.75$

0ft 507ft 1014ft



Maps Provided By:



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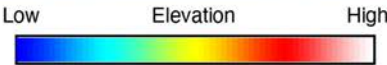
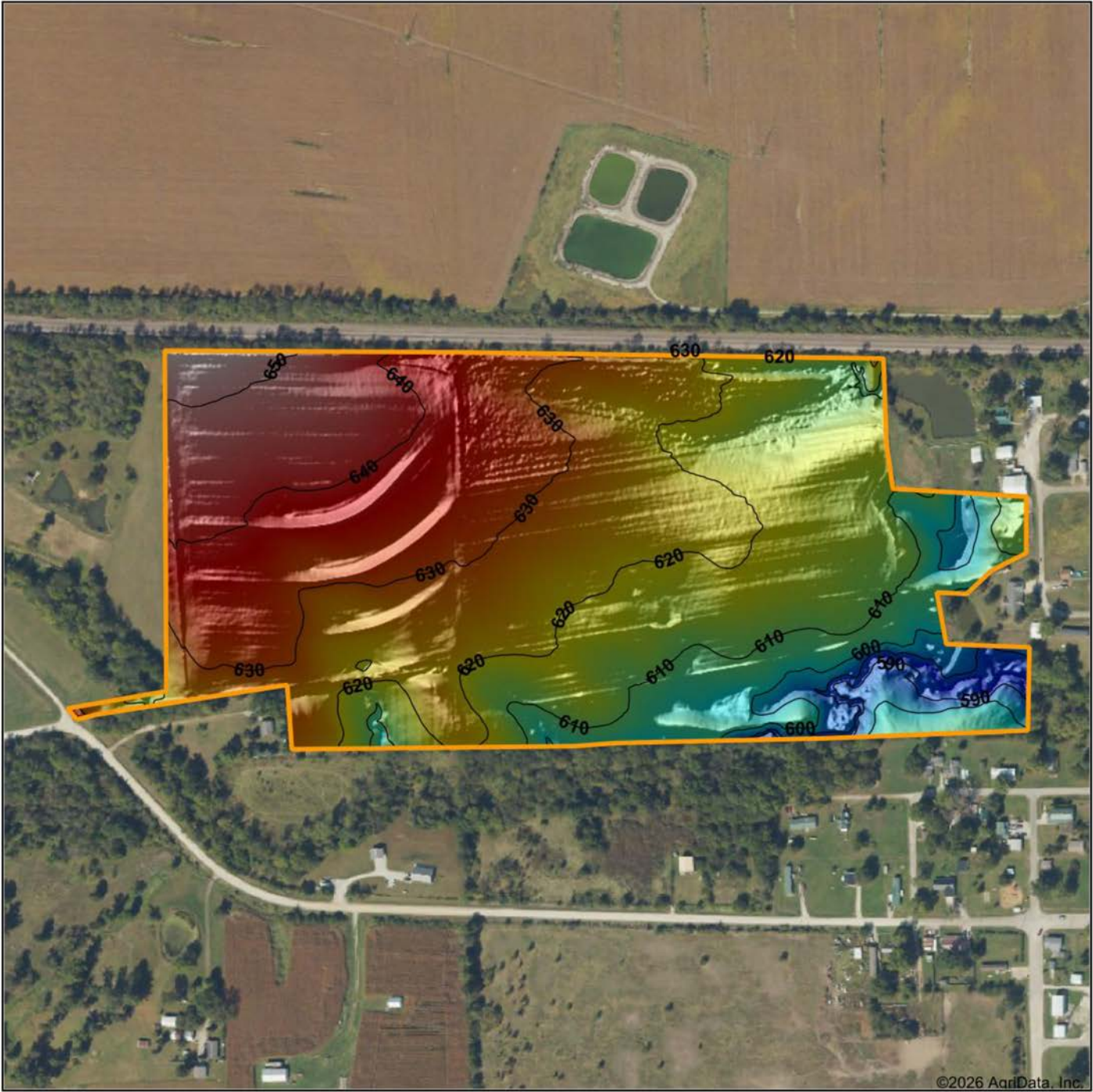
**5-71N-7W**  
**Henry County**  
**Iowa**



7/28/2026



# HILLSHADE MAP



Maps Provided By:  
**surety**  
CUSTOMIZED ONLINE MAPPING  
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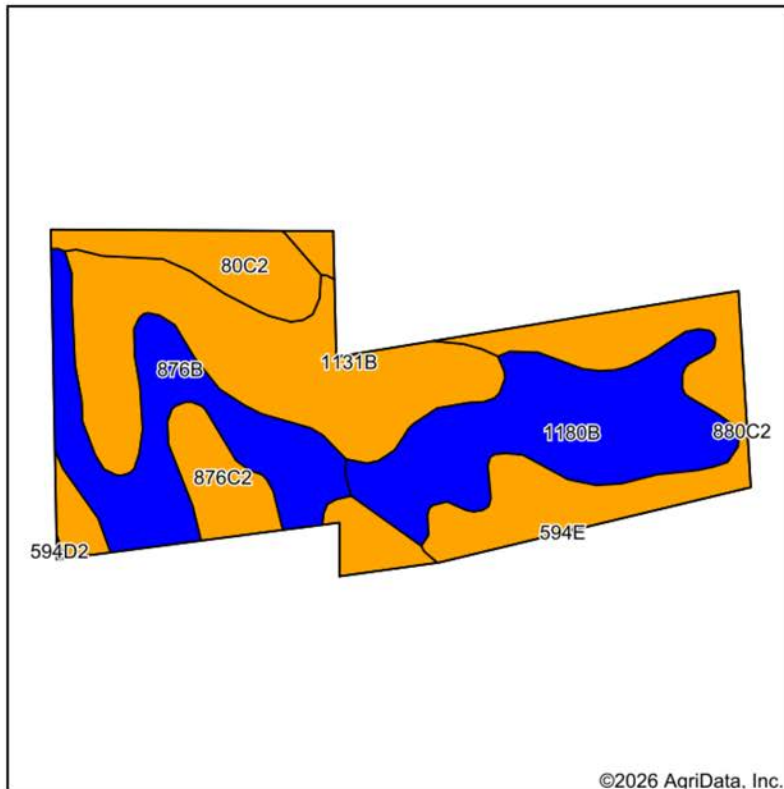
Source: USGS 1 meter dem  
Interval(ft): 10  
Min: 583.3  
Max: 655.7  
Range: 72.4  
Average: 622.7  
Standard Deviation: 14.17 ft



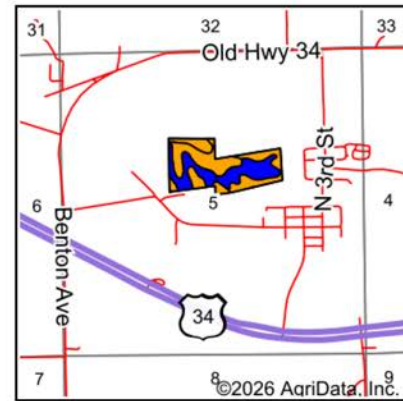
5-71N-7W  
Henry County  
Iowa  
7/28/2026  
Boundary Center: 40° 58' 59.18, -91° 41' 17.75



# SOILS MAP



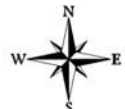
Soils data provided by USDA and NRCS.



State: **Iowa**  
 County: **Henry**  
 Location: **5-71N-7W**  
 Township: **Tippecanoe**  
 Acres: **33.02**  
 Date: **7/28/2026**



Maps Provided By:



Area Symbol: IA087, Soil Area Version: 30

| Code             | Soil Description                                          | Acres | Percent of field | Non-Irr Class Legend | Restrictive Layer | Non-Irr Class *c | *i Corn Bu | *i Soybeans Bu | CSR2** | *n NCCPI Overall | *n NCCPI Corn | *n NCCPI Soybeans |
|------------------|-----------------------------------------------------------|-------|------------------|----------------------|-------------------|------------------|------------|----------------|--------|------------------|---------------|-------------------|
| 1131B            | Pershing silt loam, terrace, 2 to 5 percent slopes        | 8.54  | 25.9%            |                      | > 6.5ft.          | Ille             | 80.0       | 23.2           | 71     | 73               | 73            | 66                |
| 1180B            | Keomah silt loam benches 2 to 5 percent slopes            | 7.16  | 21.7%            |                      | > 6.5ft.          | Ile              | 80.0       | 23.2           | 77     | 88               | 88            | 77                |
| 880C2            | Clinton silt loam, terrace, 5 to 9 percent slopes, eroded | 6.09  | 18.4%            |                      | > 6.5ft.          | Ille             | 187.2      | 54.3           | 71     | 75               | 75            | 61                |
| 876B             | Ladoga silt loam, terrace, 2 to 5 percent slopes          | 5.70  | 17.3%            |                      | > 6.5ft.          | Ile              | 212.8      | 61.7           | 86     | 92               | 92            | 78                |
| 876C2            | Ladoga silt loam, terrace, 5 to 9 percent slopes, eroded  | 3.18  | 9.6%             |                      | > 6.5ft.          | Ille             | 192.0      | 55.7           | 77     | 84               | 84            | 67                |
| 80C2             | Clinton silt loam, 5 to 9 percent slopes, eroded          | 2.35  | 7.1%             |                      | > 6.5ft.          | Ille             | 169.6      | 49.2           | 69     | 74               | 74            | 61                |
| Weighted Average |                                                           |       |                  |                      |                   | 2.61             | 139.9      | 40.6           | 75.3   | *n 81            | *n 81         | *n 69.3           |

\*\*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

Soils data provided by USDA and NRCS.



# OVERVIEW MAP





# AGENT CONTACT

Chris Janis serves landowners across Eastern Iowa with a steady, disciplined approach shaped by more than 20 years of service as a senior NCO in the U.S. Army. That experience instilled a deep commitment to integrity, accountability, and clear communication, qualities his clients depend on when navigating the complexities of buying and selling land.

A graduate of Liberty University, where he earned his degree magna cum laude with a business-focused interdisciplinary study, Chris combines his education with proven experience in land sales throughout Eastern Iowa. He has further strengthened his ability to serve clients as a graduate of the Western College of Auctioneering and holds a Part 107 drone certification, equipping him with additional strategies to help maximize property value and deliver strong results.

Now based in Coralville, Chris lives with his wife, Deann, and their three children, Christian, Campbell, and Alivia. His connection to the outdoors began with fishing in southern Florida and grew through years of hunting across the country during his military career. Today, he is an accomplished outdoorsman with consistent success pursuing mature whitetails, along with experience in waterfowl, upland bird, and turkey hunting. He is also a National Deer Association Deer Steward II, reflecting his commitment to conservation, habitat management, and responsible land stewardship.

Faith and service are central to Chris's life. He is actively involved in men's ministry and is passionate about mentoring others and giving back to his community, including volunteering his time to introduce youth and veterans to hunting and fishing.

Chris takes a strategic, detail-oriented approach to every transaction, ensuring his clients are well-informed and confident at every step. His strong work ethic, passion for land stewardship, and commitment to serving others set him apart as a trusted partner for those looking to buy or sell land.



**CHRIS JANIS**

LAND AGENT

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## MidwestLandGroup.com

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