

MIDWEST LAND GROUP PRESENTS

80 ACRES IN

CARROLL COUNTY IOWA



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

PREMIUM CARROLL COUNTY FARMLAND IN A TIGHTLY HELD NEIGHBORHOOD

An exceptional 80 +/- acre farm in Carroll County, Iowa, featuring 75.36 +/- FSA tillable acres with excellent CSR2 soils averaging 85.5. The property is located just over 2 miles north and slightly east of Arcadia, or approximately 10.5 miles west-northwest of Carroll. With excellent farm-to-market access and multiple access points to the property, this farm offers convenience and strong agricultural appeal.

Located in a neighborhood with very low turnover, this property has been held by the same family for multiple decades, making this a highly desirable opportunity to acquire quality Carroll County farmland. The farm will be available for the 2027 farming season. 2026 cash rent will be retained by the seller. Property shown by appointment and pre-approval only. For additional information or to schedule a showing, contact listing agent Jordan Petersen at (712) 631-5887.

PROPERTY FEATURES

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

- 80 +/- acres of highly productive Carroll County farmland in a highly desirable area
- Approximately 75.36 +/- FSA tillable acres
- The farm features excellent soils with an 85.5 CSR2 average
- Located just over 2 miles north and slightly east of Arcadia
- 10.5 miles from Carroll
- Excellent farm-to-market access
- The property offers multiple access points
- Situated in an area known for low farm turnover, where quality farms of this caliber do not frequently come available for purchase
- This farm has been held by the same family for multiple decades
- The farm is open for the 2027 farming season



HIGHLY PRODUCTIVE FARMLAND

An exceptional 80 +/- acre farm in Carroll County, Iowa, featuring 75.36 +/- FSA tillable acres with excellent CSR2 soils averaging 85.5. The farm will be available for the 2027 farming season.



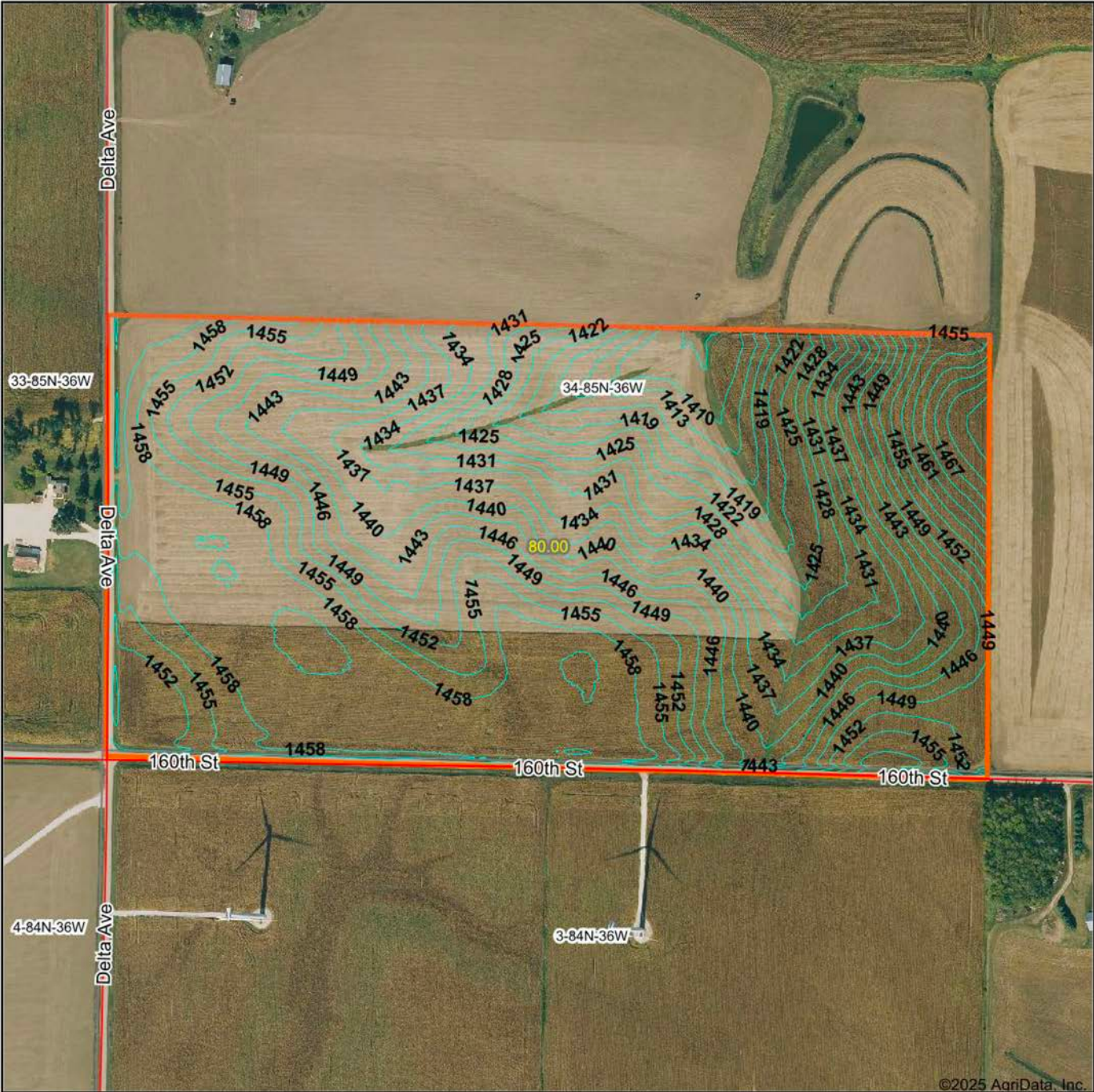
APPROX. 75.36 +/- FSA TILLABLE ACRES



EXCELLENT FARM-TO-MARKET ACCESS



TOPOGRAPHY MAP



Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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Source: USGS 1 meter dem
Interval(ft): 3.0
Min: 1,404.3
Max: 1,475.0
Range: 70.7
Average: 1,444.6
Standard Deviation: 14.67 ft

0ft 466ft 931ft

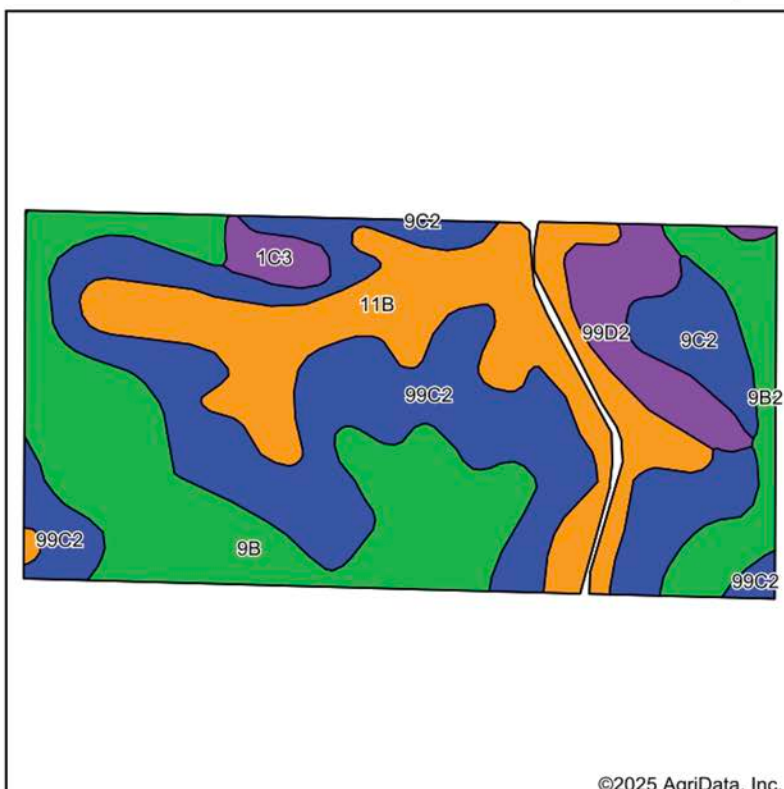


6/9/2025

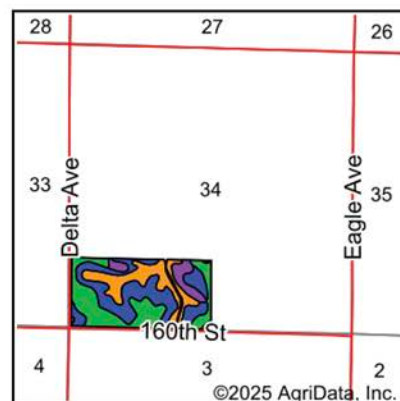
34-85N-36W
Carroll County
Iowa

Boundary Center: 42° 7' 32.36, -95° 1' 43.71

SOILS MAP



Soils data provided by USDA and NRCS.



State: **Iowa**
 County: **Carroll**
 Location: **34-85N-36W**
 Township: **Wheatland**
 Acres: **75.36**
 Date: **6/9/2025**



Maps Provided By:

surety
 CUSTOMIZED ONLINE MAPPING
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Area Symbol: IA027, 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
99C2	Exira silty clay loam, 5 to 9 percent slopes, eroded	25.40	33.7%		IIIe	211.2	61.2	87	64	84	84	68
9B	Marshall silty clay loam, 2 to 5 percent slopes	18.96	25.2%		Ile	232.0	67.3	95	84	89	89	77
11B	Colo-Judson silty clay loams, 0 to 5 percent slopes, occasionally flooded	17.32	23.0%		IIw	216.0	62.6	80	64	87	85	81
9B2	Marshall silty clay loam, 2 to 5 percent slopes, eroded	4.69	6.2%		Ile	227.2	65.9	92	82	91	91	71
99D2	Exira silty clay loam, 9 to 14 percent slopes, eroded	4.59	6.1%		IIIe	177.6	51.5	59	55	82	82	64
9C2	Marshall silty clay loam, 5 to 9 percent slopes, eroded	3.05	4.0%		IIIe	211.2	61.2	87	66	90	90	70
1C3	Ida silt loam, 5 to 9 percent slopes, severely eroded	1.35	1.8%		IIIe	155.2	45.0	58	49	63	61	61
Weighted Average					2.46	215.5	62.5	85.5	69.4	*n 86.1	*n 85.6	*n 73.2

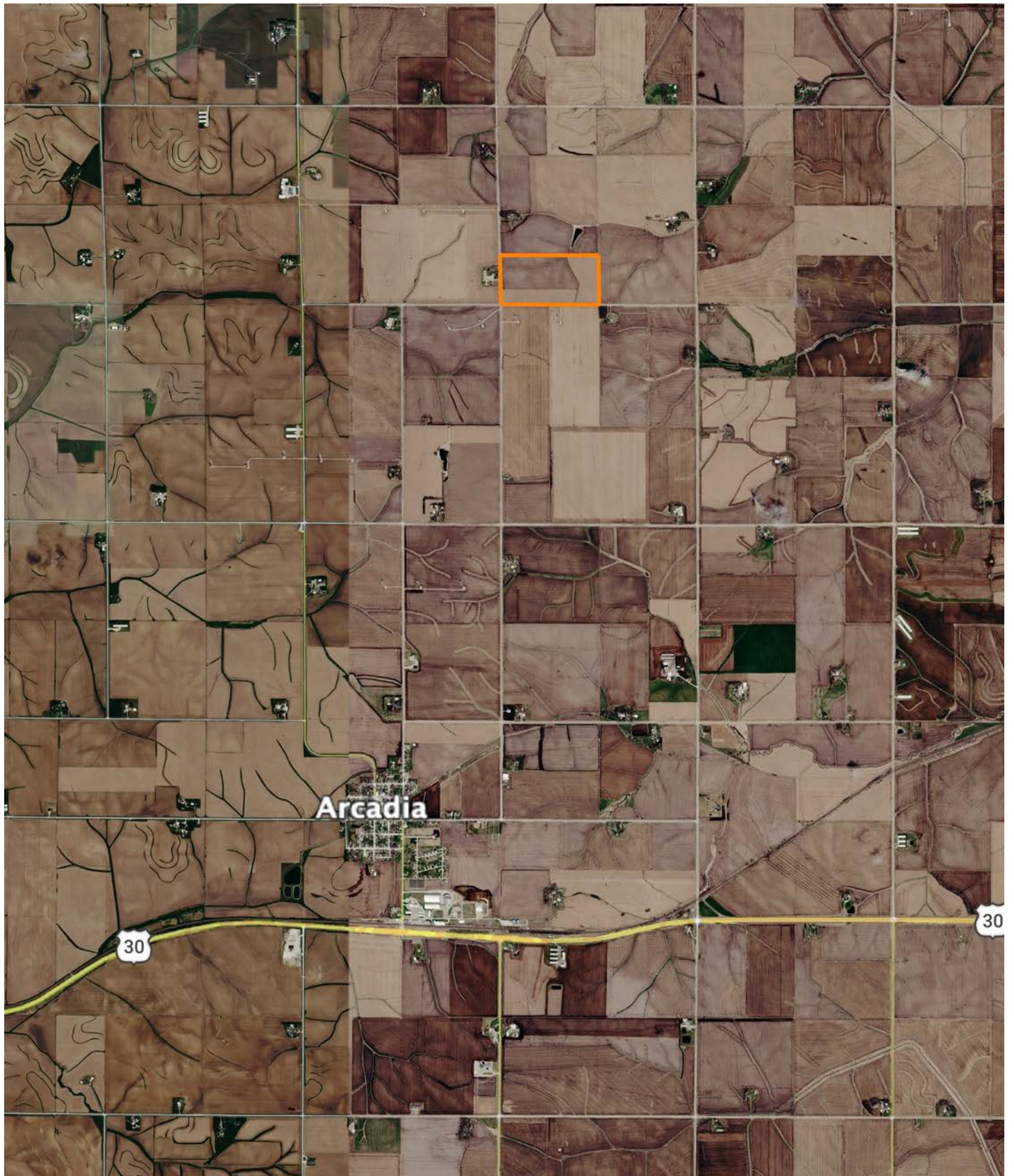
**IA has updated the CSR values for each county to CSR2.

*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.



JORDAN PETERSEN,

LAND AGENT

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