

MIDWEST LAND GROUP PRESENTS

60 ACRES IN

CHEROKEE COUNTY IOWA



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

FARMLAND IN A PRIME LOCATION

An excellent opportunity to acquire approximately 60 +/- acres in a highly desirable area of Cherokee County, featuring approximately 55 +/- acres of productive cropland. Located less than 1 mile from the ethanol plant and approximately 1.5 miles from the local co-op, this farm offers exceptional farm-to-market access and convenient proximity to key agricultural infrastructure.

The farm is open for the 2027 farming season and is currently cash rented at \$375 per acre, providing an attractive income stream and a 2.4% gross ROI at the list price. The farm has an 86.9 average CSR2 soil quality rating, making this an appealing opportunity for both investors and operators. A strong combination of location, productivity, access, and investment income in one of Cherokee County's desirable agricultural areas.

PROPERTY FEATURES

COUNTY: **CHEROKEE** | STATE: **IOWA** | ACRES: **60**

- 55 +/- production acres
- Less than 1 mile to the ethanol plant
- 1.5 miles to the local coop
- Highly desirable area
- Farm is open for the 2027 season
- Currently cash rented at \$375 per tillable acre
- 2.4% ROI at the list price
- CSR2 average of 86.9
- Farm to market is as good as they come



HIGHLY PRODUCTIVE FARMLAND



AERIAL MAP



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Maps Provided By:



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Boundary Center: 42° 49' 38.39, -95° 46' 37.9

35-93N-42W
Cherokee County
Iowa

0ft 336ft 672ft



8/17/2026

TOPOGRAPHY MAP



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Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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Source: USGS 1 meter dem
Interval(ft): 3.0
Min: 1,384.1
Max: 1,413.6
Range: 29.5
Average: 1,394.6
Standard Deviation: 4.95 ft

0ft 353ft 707ft



8/17/2026

35-93N-42W
Cherokee County
Iowa

Boundary Center: 42° 49' 38.39, -95° 46' 37.9

SOILS MAP



Soils data provided by USDA and NRCS.



State: **Iowa**
 County: **Cherokee**
 Location: **35-93N-42W**
 Township: **Marcus**
 Acres: **54.93**
 Date: **8/17/2026**



Maps Provided By:



Area Symbol: IA035, 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
133	Colo silty clay loam, deep loess, 0 to 2 percent slopes, occasionally flooded	25.19	45.8%		Ilw	204.8	59.4	78	74	81	75	80
310B	Galva silty clay loam, 2 to 5 percent slopes	23.23	42.3%		Ile	232.0	67.3	95	71	75	74	75
91B	Primghar silty clay loam, 2 to 5 percent slopes	3.49	6.4%		Ile	232.0	67.3	95	79	78	74	78
310B2	Galva silty clay loam, 2 to 5 percent slopes, eroded	3.02	5.5%		Ile	227.2	65.9	90	69	70	70	67
Weighted Average					2.00	219.3	63.6	86.9	72.8	*n 77.7	*n 74.2	*n 77

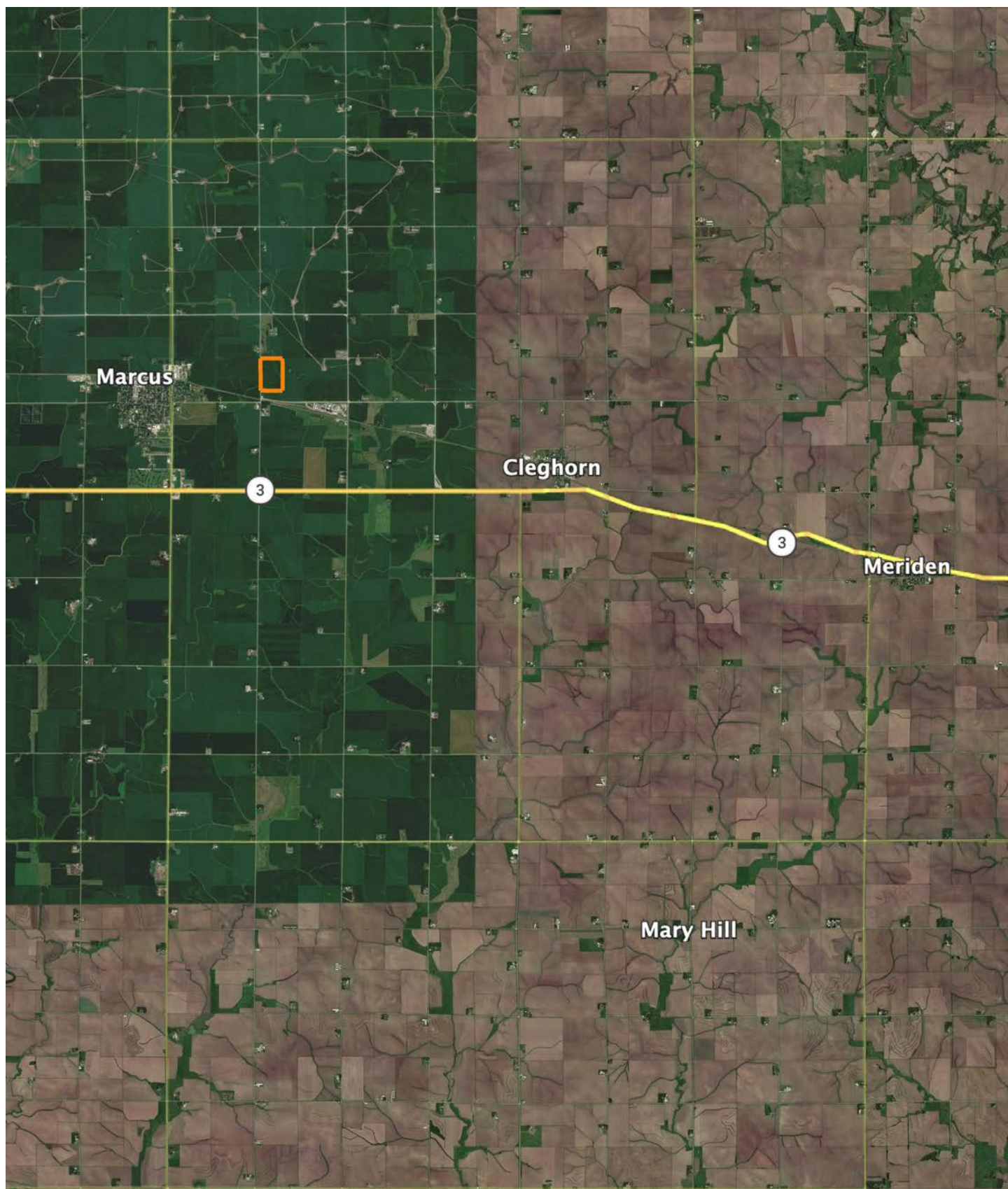
**IA has updated the CSR values for each county to CSR2.

*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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