



LAND FOR SALE

KEY FEATURES

- Price** \$1,184,050 or \$9,950/Acre
Purpose Tillable Farmland
Location 9 Miles Northeast of Bonaparte

Farm Details

Iowa Land Company is honored to represent the Henke, Kellie R Trustee of the Kellie R Henke Revocable Trust Agreement farm sale in Northwest Lee County, Iowa. The farm consists of 119 +/- acres, located just 9 miles northeast of Bonaparte, Iowa. A great chance to buy an "Ridge Farm" with natural drainage and waterways in place. This is a great opportunity for local farmers to expand their current farming operation and give investors the ability to purchase quality farmland acres in an area where farmland does not trade hands often! The farm consists of 119 +/- acres, with 115 +/- acres considered cropland acres. The CSR2 weighted average is 71.4, with Haig silt loam making up the majority of the farm. The farm is leased for the 2021 farming season.

Land Agent



Jim Davis
641-777-5484

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LEE COUNTY, IA 119 +/- ACRES





PROPERTY AERIAL



Location Notes:

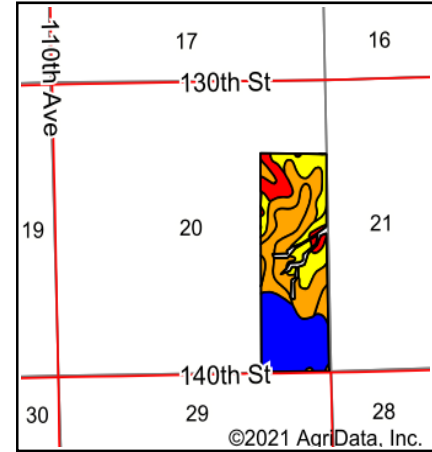
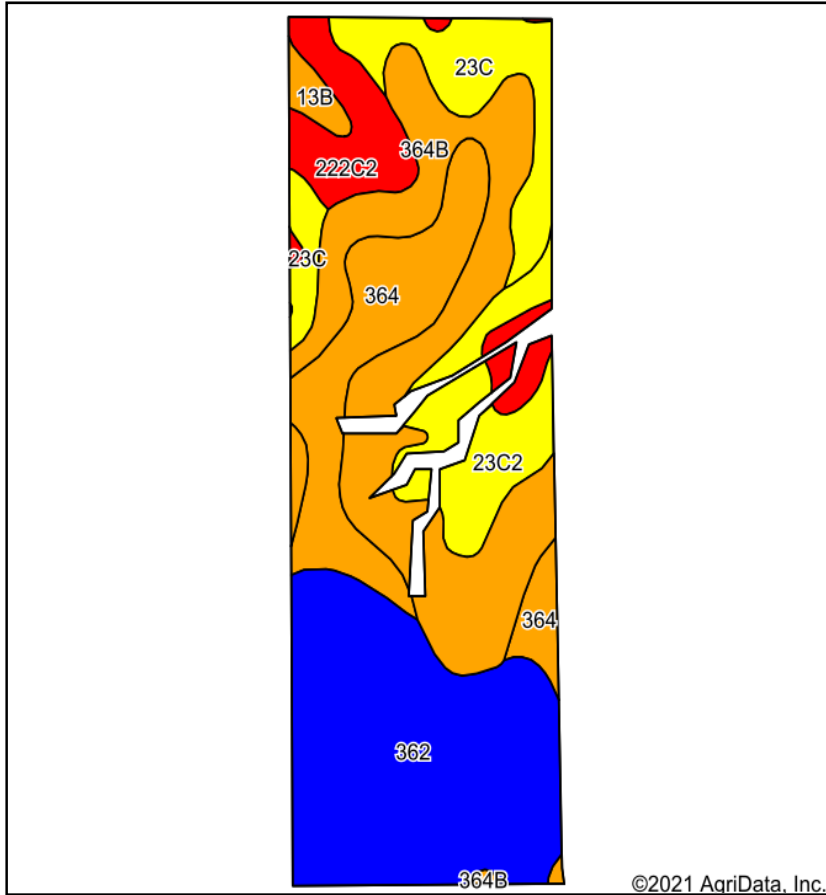
From Bonaparte, Iowa

- Head north out of Bonaparte on Route W40 for 2 miles
- Turn right on Route J40 and continue for 3.5 miles
- Turn left on 100th Ave and go for 2 miles
- Turn right on 140th Street and go 1.75 miles
- Farm will be on the north side of the road.



SOIL MAP

Soils Map



State: **Iowa**
 County: **Lee**
 Location: **20-69N-7W**
 Township: **Cedar**
 Acres: **114.16**
 Date: **1/22/2021**



Soils data provided by USDA and NRCS.

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	*i Corn	*i Soybeans	CSR2**	CSR	*n NCCPI Soybeans
362	Haig silt loam, 0 to 2 percent slopes	35.23	30.9%		Ilw	80	23.2	83	70	66
364B	Grundy silt loam, 2 to 5 percent slopes	29.20	25.6%		Ile	80	23.2	73	75	64
364	Grundy silt loam, 0 to 2 percent slopes	17.10	15.0%		Ile	80	23.2	78	80	70
23C	Arispe silty clay loam, 5 to 9 percent slopes	11.53	10.1%		IIIe	80	23.2	66	55	72
23C2	Arispe silty clay loam, 5 to 9 percent slopes, moderately eroded	10.30	9.0%		IIIe	80	23.2	62	50	69
222C2	Clarinda silty clay loam, 5 to 9 percent slopes, moderately eroded	9.34	8.2%		IVw	140.8	40.8	28	35	43
13B	Colo-Vesser complex, 2 to 5 percent slopes	1.46	1.3%		Ilw	192	55.7	71	68	80
Weighted Average						86.4	25.1	71.4	66.6	*n 65.3

**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.



PROPERTY PHOTOS



Additional Notes:

Property Highlights

- 119 +/- Acres
- 115 +/- Cropland Acres
- 71.4 CSR2
- Waterways in Place
- Quality Farm with Good Roll
- Long "120" with Long Rows
- Cedar Township, Section 20
- 9 Miles Northeast of Bonaparte