



# LAND FOR SALE

## KEY FEATURES

- Price** \$1,295,600 or \$8,200/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 158 +/- acres, located just 9 miles northeast of Bonaparte, Iowa. A great chance to buy an "inside 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 158 +/- acres, with 140 +/- acres considered cropland acres. The CSR2 weighted average is 62.5, 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

[Jim@iowalandcompany.com](mailto:Jim@iowalandcompany.com)

## LEE COUNTY, IA 158 +/- ACRES





# PROPERTY AERIAL



## Location Notes:

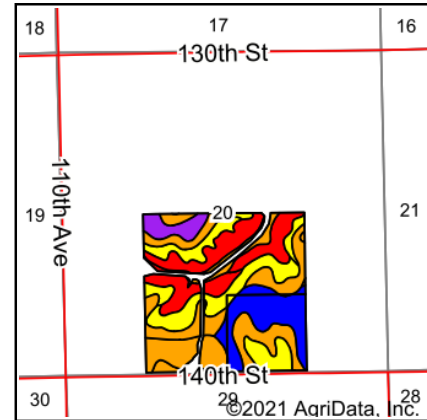
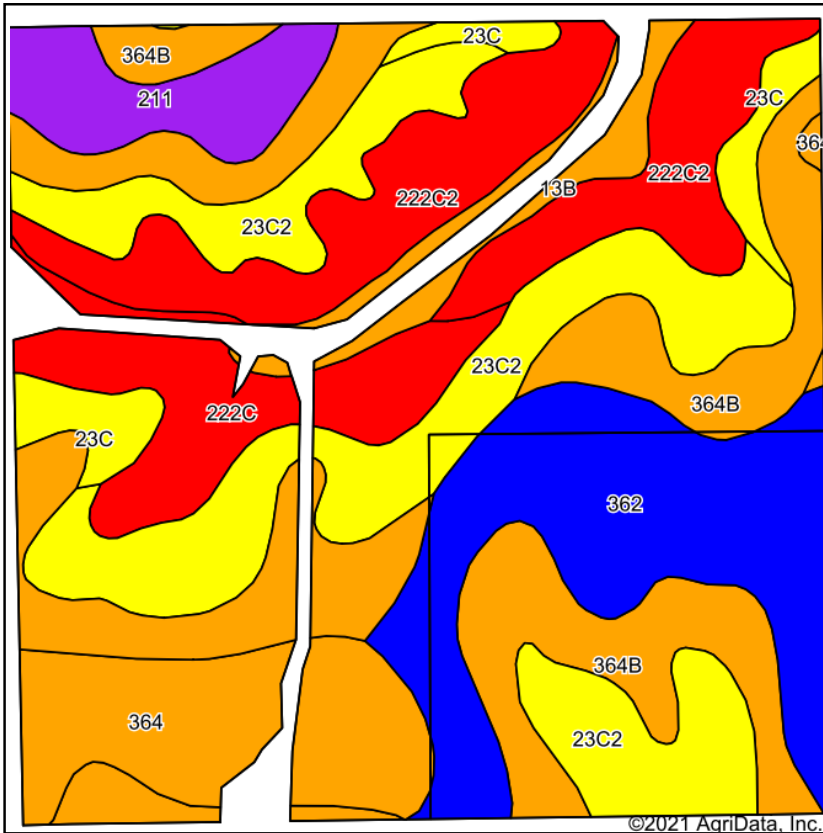
### From Bonaparte, Iowa

- 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 1.5 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: **151.82**  
 Date: **1/22/2021**



Maps Provided By:  
**surety**  
 CUSTOMIZED ONLINE MAPPING  
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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
364B	Grundy silt loam, 2 to 5 percent slopes	35.70	23.5%		Ile	80	23.2	73	75	64
23C2	Arispe silty clay loam, 5 to 9 percent slopes, moderately eroded	30.64	20.2%		Ille	80	23.2	62	50	69
362	Haig silt loam, 0 to 2 percent slopes	23.00	15.1%		Ilw	80	23.2	83	70	66
222C2	Clarinda silty clay loam, 5 to 9 percent slopes, moderately eroded	21.02	13.8%		IVw	140.8	40.8	28	35	43
364	Grundy silt loam, 0 to 2 percent slopes	13.80	9.1%		Ile	80	23.2	78	80	70
222C	Clarinda silty clay loam, 5 to 9 percent slopes	11.07	7.3%		IVw	145.6	42.2	31	40	47
211	Edina silt loam, 0 to 1 percent slopes	7.03	4.6%		Illw	164.8	47.8	59	60	66
23C	Arispe silty clay loam, 5 to 9 percent slopes	5.43	3.6%		Ille	80	23.2	66	55	72
13B	Colo-Vesser complex, 2 to 5 percent slopes	4.13	2.7%		Ilw	192	55.7	71	68	80
<b>Weighted Average</b>						<b>100.2</b>	<b>29</b>	<b>62.5</b>	<b>60</b>	<b>*n 62.5</b>

\*\*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

- 158 +/- Acres
- 140 +/- Cropland Acres
- 62.5 CSR2
- Waterways in Place
- Quality Farm with Good Roll
- Additional Grass Acres with Waterways
- Cedar Township, Section 20
- 9 Miles Northeast of Bonaparte