



LAND FOR SALE

Adams County

**160
ACRES +/-**



FARM DESCRIPTION

PRICE: \$1,020,000 OR \$6,375 PER ACRE

Iowa Land Company is honored to represent the Leroy Jensen farm located in Western Adams County. The farm is located just 4 miles northwest of Corning, Iowa. This rolling farm is currently in CRP and carries an average CSR2 of 55.1. The farm offers 146.39 +/- cropland acres. The current contract is paying \$283.35 on 139.26 acres which is to expire 2027 and a new contract for 7.13 acres paying \$182.73 per acre. The total yearly return on the farm is \$40,762. This farm has the make up to be a spectacular upland game farm. Providing some small grain food plots, this farm would be the perfect place to house Southwest Iowa's abundant upland game and quail population.



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Carroll Office
805 N Main St.
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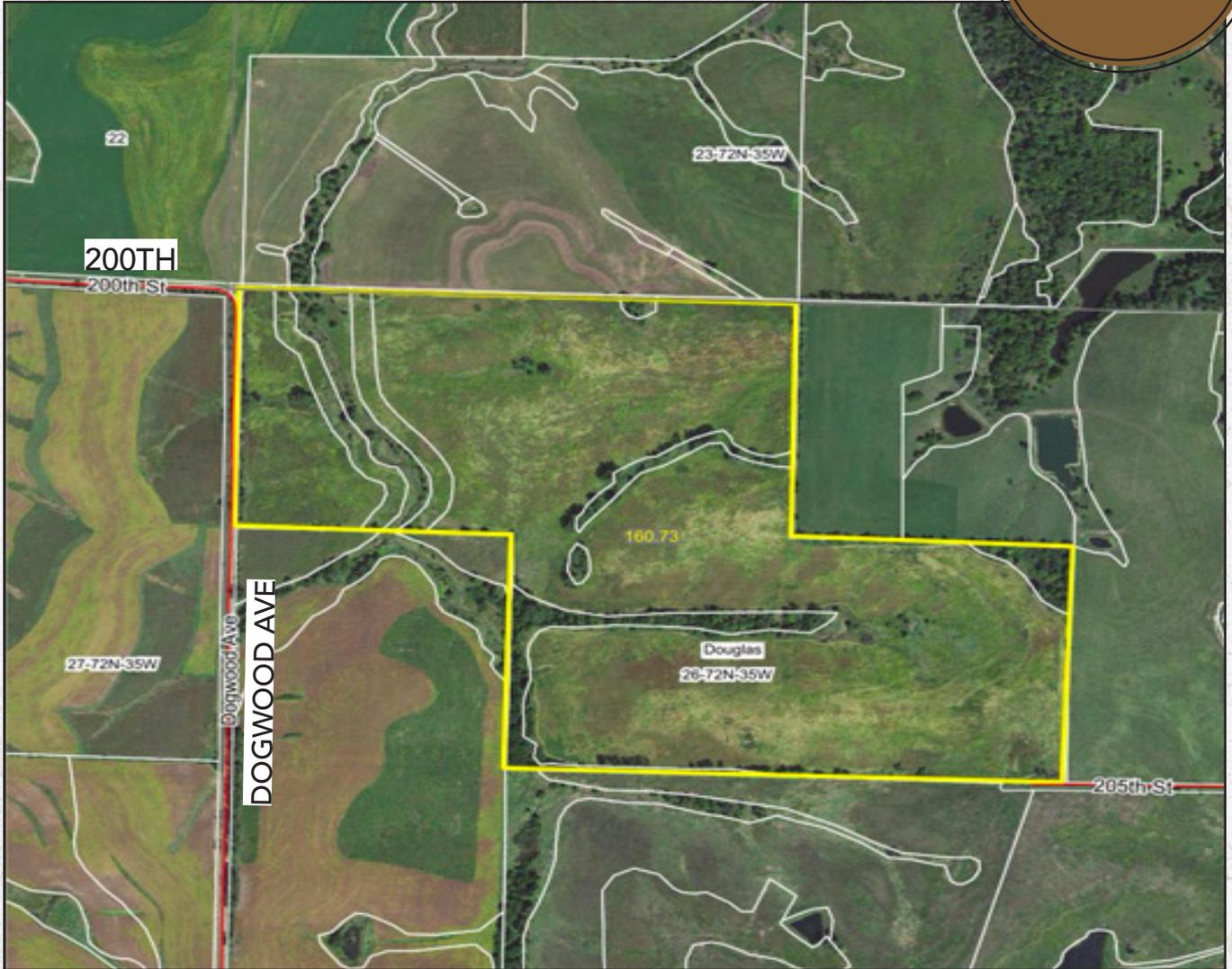
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AERIAL PHOTO

Adams County

160
ACRES +/-



FARM SPECIFICATIONS:

Asking Price:

\$1,020,000 or \$6,375 per acre.

Location:

From Corning, Iowa

- Travel west on old HWY 34 for 4 mile.
- Turn right (north) onto Dogwood Ave for 3/4 mile
- The farm sits on the eastern side of the road

Legal Description:

160 +/- acres located in Adams County, Iowa; Douglas Township, Section 26. Exact legal will come from the abstract/deed.

Tax Information:

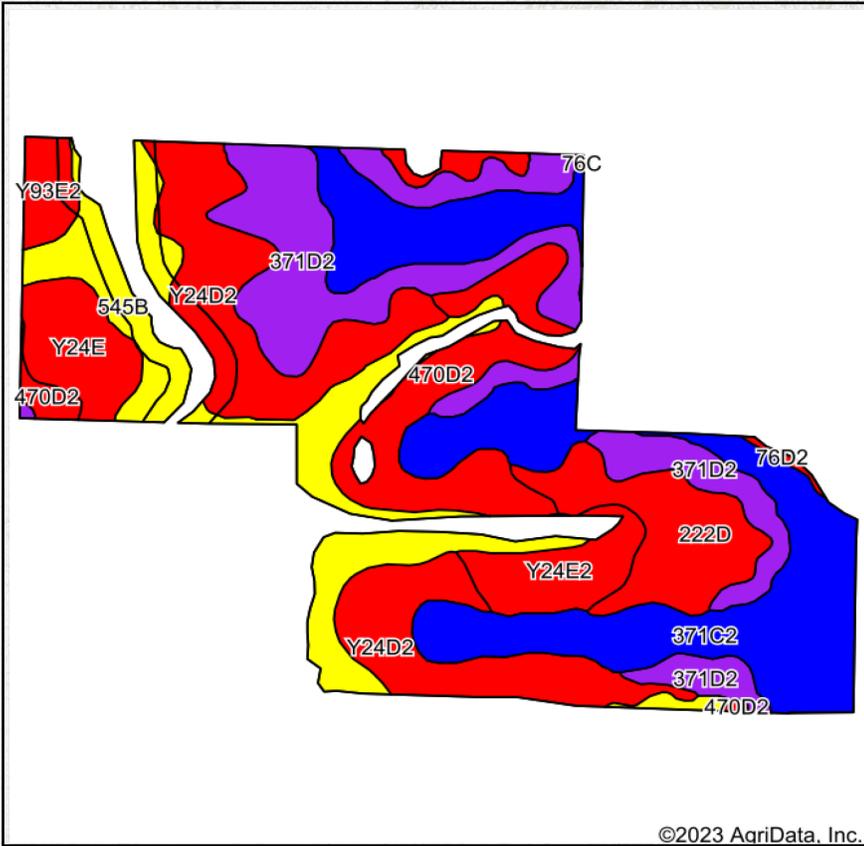
\$3,060 estimated annually



SOIL MAP

Adams County

160
ACRES +/-



Farm Details

- 146.39+/- Return Acres
- Rolling CRP farmland
- 55.1 CSR2
- Located 4 miles NW of Corning, Iowa

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Soils data provided by USDA and NRCS.

Area Symbol: IA003, Soil Area Version: 34

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans	
371C2	Sharpsburg-Nira silty clay loams, 5 to 9 percent slopes, eroded	35.86	24.5%	Blue	IIIe	83	64	79	79	66	65	
371D2	Sharpsburg-Nira silty clay loams, 9 to 14 percent slopes, eroded	26.44	18.1%	Purple	IIIe	57	54	76	76	62	61	
Y24D2	Shelby clay loam, dissected till plain, 9 to 14 percent slopes, eroded	26.12	17.8%	Red	IIIe	49		73	73	56	54	
545B	Zook-Ely-Gullied land complex, 2 to 5 percent slopes	19.43	13.3%	Yellow	Ile	64	52	9	8	8	8	
470D2	Lamoni-Shelby complex, 9 to 14 percent slopes, eroded	13.58	9.3%	Red	IVe	28	25	62	62	53	46	
222D	Clarinda silty clay loam, 9 to 14 percent slopes	10.12	6.9%	Red	IVe	13	15	60	60	53	48	
Y24E	Shelby loam, dissected till plain, 14 to 18 percent slopes	6.18	4.2%	Red	IVe	41		73	73	55	54	
Y24E2	Shelby clay loam, dissected till plain, 14 to 18 percent slopes, eroded	5.66	3.9%	Red	IVe	35		67	67	50	47	
Y93E2	Shelby-Adair clay loams, dissected till plain, 14 to 18 percent slopes, eroded	2.70	1.8%	Red	IVe	28		60	60	47	42	
76D2	Ladoga silt loam, 9 to 14 percent slopes, eroded	0.30	0.2%	Red	IIIe	49	52	72	72	64	60	
Weighted Average						3.13	55.1	*-	*n 64.1	*n 64	*n 52.3	*n 50.2

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

*- CSR weighted average cannot be calculated on the current soils data, use prior data version for csr values.



PROPERTY PHOTOS

Adams County

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Branded in Land

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ABOUT US

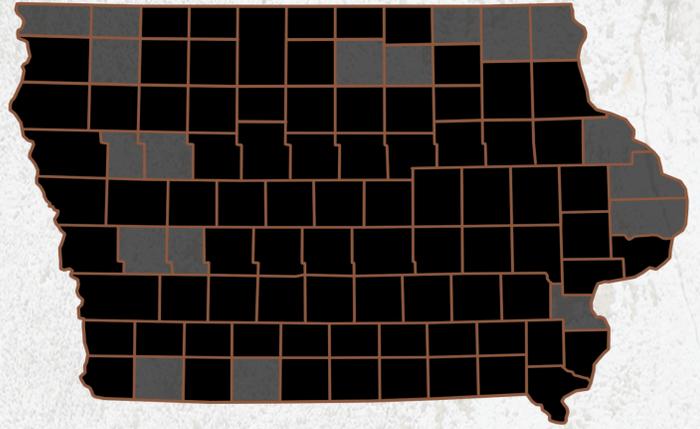
We are Iowa Land Company

A REAL ESTATE BROKERAGE GROWN ON THE BEST DIRT IN AMERICA

WHAT WE DO

At Iowa Land Company, our approach is like that of a farmer: prepare, do the hard work and when the time comes, enjoy a successful harvest. We're a farmland real estate company and helping connect buyers and sellers of Iowa land is our specialty. As a team of native Iowans, our boots only know Iowa dirt. Our team of land experts combine years of real estate experience with the latest technology and marketing innovations to give you a modern real estate service unmatched in the Hawkeye State.

-  LAND AUCTIONS
-  LAND LISTINGS
-  NATIONAL MARKETING



"IOWA IS OUR FACTORY, LAND MARKETING IS OUR CRAFT, FARMLAND TRANSACTIONS ARE OUR PRODUCT, AND THE PEOPLE ARE WHAT MAKE UP OUR BUSINESS" *-Iowa Land Company*

Luke and Matt are Co-Founders and Land Brokers with Iowa Land Company. Our goal is to be a trusted source in the Iowa farmland market. Cutting edge marketing and high working standards has helped bridge the gap between buyers and sellers. Over the past 6 years we have sold over 18,000 acres throughout the state of Iowa. We look forward to the opportunity to work for you and your family.



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