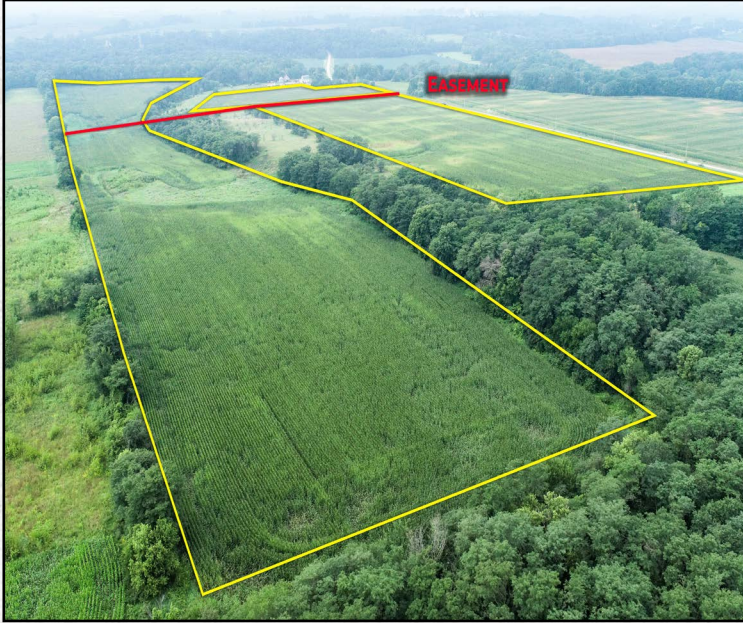




# LAND FOR SALE

Hardin County

**60.59**  
ACRES +/-



## FARM DESCRIPTION

**PRICE: \$454,425**

Located just over 2 miles Northeast of New Providence, Iowa in east central Hardin county sits this wonderful farm for sale that offers nearly 100% cropland acres. The cropland acres carry a 69.6 CSR2 and a 72.1 CSR average. These tillable acres have been farmed on a corn bean rotation for many years. The farm has an agriculture lease that runs through March 1, 2025 but the 2025 farming season will be open for the new buyer. It's likely this farm would be eligible for a CRP contract if one wanted to pursue that! The opportunities for this smaller affordable tract of land is endless and would make for a great addition to current land holding portfolio or a great starter farm for someone looking to get started with land ownership! Call Cody or Nick Skinner today to request a private showing.



CODY SKINNER | LAND BROKER  
Cody@IowaLandCompany.com  
515-443-6343

Urbandale Office  
2540 106th St. Suite 201  
Urbandale, IA 50322

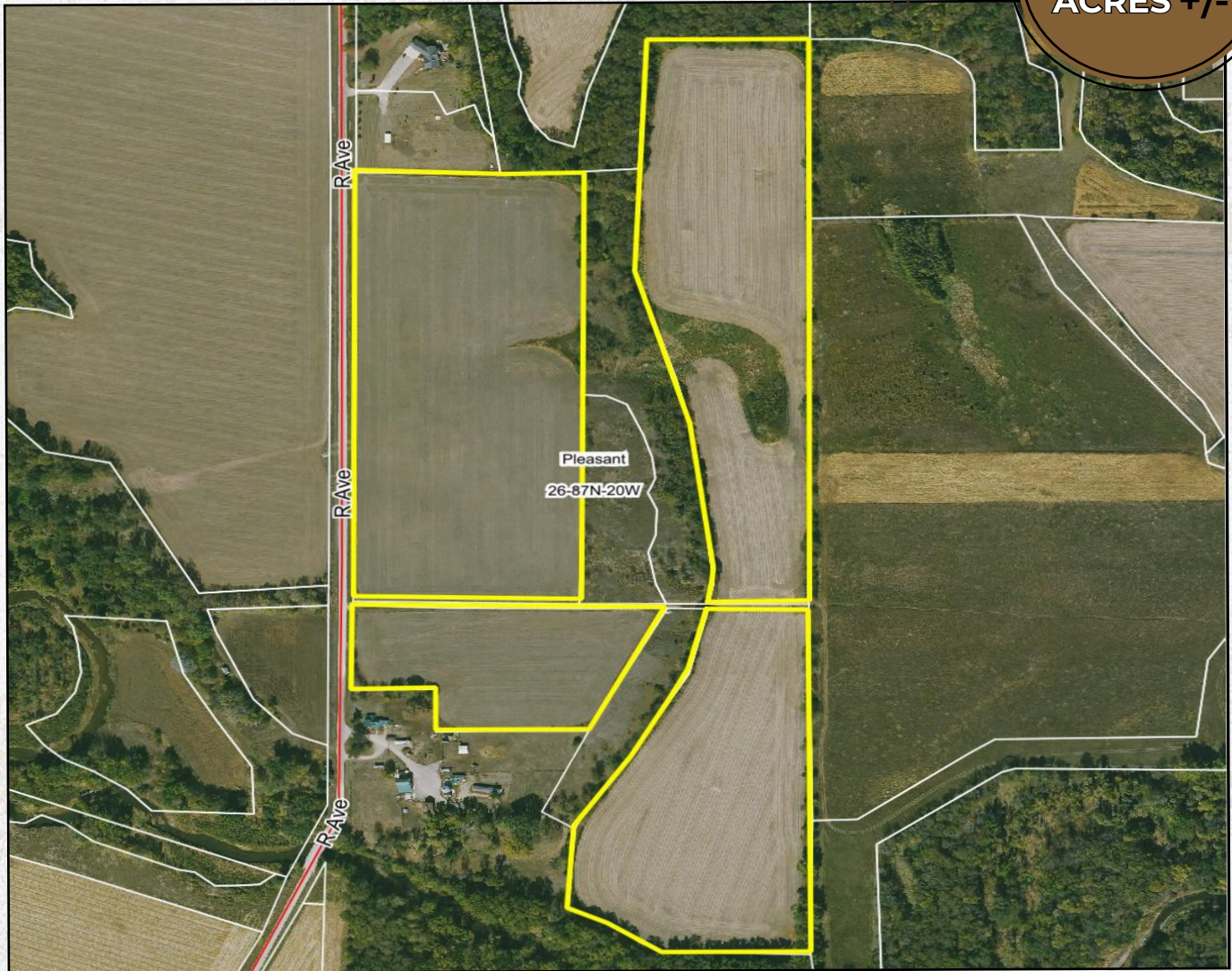
NICK SKINNER | LAND AGENT  
Nick@IowaLandCompany.com  
515-650-0974



# AERIAL PHOTO

*Hardin County*

**60.59**  
ACRES +/-



## FARM SPECIFICATIONS:

### Asking Price:

\$454,425 or \$7,500/Acre

### Location:

From New Providence, Iowa go north on HWY 299 or Co RD S55 1.5 miles. Turn right or go east on 270th st for 1 mile. Turn left or go north on R Ave st for 1/2 mile. The farm is located on the east side of the road. Property signage will be on the farm.

### Legal Description:

60.59 +/- surveyed acres located in Hardin County, Iowa, Pleasant Township, Section 26. Exact legal description will come from the abstract.

### Tax Information:

\$1,636 estimated annually



# SOIL MAP

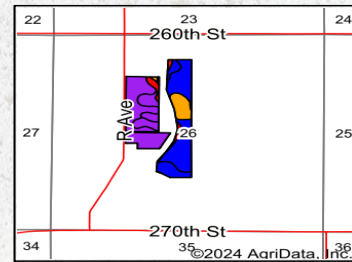
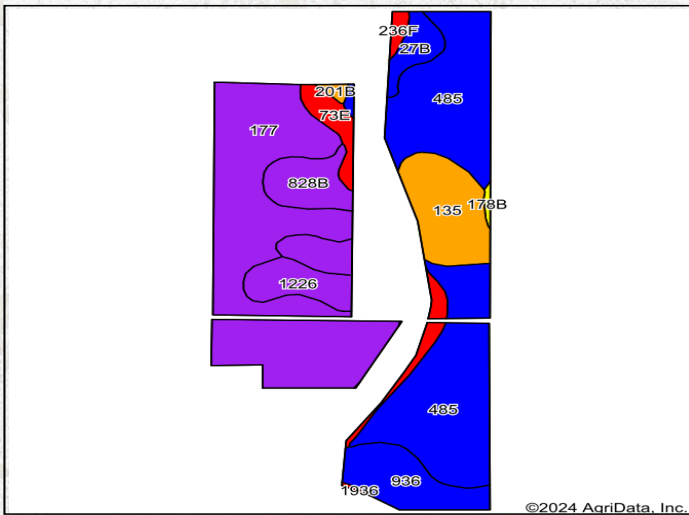
*Hardin County*

**60.59**  
ACRES +/-

## Details

- 60.59 +/- Net Acres
- Nearly 100% FSA Cropland Acres
- 69.7 CSR2
- 72.2 CSR
- 98% Income producing acres on this farm
- Located in east central Hardin County, Iowa 2.7 miles northeast of New Providence, Iowa
- Located 3.5 miles southwest of Eldora, Iowa
- Easement documentation can be requested, reach out to Cody Skinner or Nick Skinner if you would like to obtain the easement documents

## Soils Map



State: **Iowa**  
 County: **Hardin**  
 Location: **26-87N-20W**  
 Township: **Pleasant**  
 Acres: **60.02**  
 Date: **8/18/2024**



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	*1 Corn Bu	*1 Soybeans Bu	CSR2**	CSR	Oats Bu	Spring wheat Bu	*n NCCPI Soybeans
177	Saude loam, 0 to 2 percent slopes	20.02	33.4%		IIs	80.0	23.2	60	63			62
485	Spillville loam, 0 to 2 percent slopes, occasionally flooded	19.41	32.3%		IIw	208.0	60.3	88	92			87
135	Coland clay loam, 0 to 2 percent slopes, occasionally flooded	5.06	8.4%		IIw	198.4	57.5	76	80			83
828B	Zenor sandy loam, 1 to 5 percent slopes	4.15	6.9%		IIIe	80.0	23.2	51	51			32
936	Coland-Spillville-Hanton complex, 0 to 2 percent slopes	3.97	6.6%		IIw	200.0	58.0	82	75			87
73E	Hawick gravelly sandy loam, 12 to 20 percent slopes	2.51	4.2%		VIIIs	80.0	23.2	5	5			18
1226	Lawler loam, 0 to 2 percent slopes, rarely flooded	2.46	4.1%		IIs	80.0	23.2	59	73			60
27B	Terril loam, 2 to 6 percent slopes	1.66	2.8%		IIe	224.0	65.0	87	84			84
236F	Lester loam, Bemis moraine, 10 to 22 percent slopes	0.40	0.7%		VIe	129.6	37.6	36	23	2	1	58
201B	Coland-Terril complex, 2 to 5 percent slopes	0.23	0.4%		IIw	208.0	60.3	80	69			90



# PROPERTY PHOTOS

*Hardin County*

**60.59**  
ACRES +/-








# ABOUT US

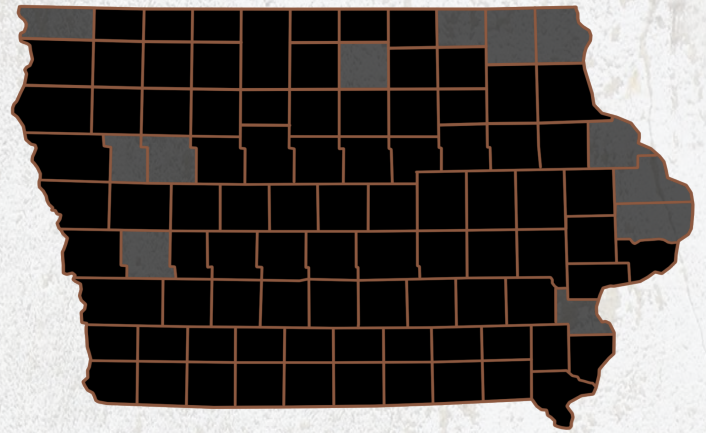
*We are Iowa Land Company*

**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*

Cody and Nick are your local Land Brokers for Iowa Land Company, a family owned business which they Co-Founded with their two brothers Luke and Matt Skinner. Our goal is to be a trusted source in the Iowa farmland market while connecting buyers and sellers of Iowa land. Over the past six years we have represented clients in over 400 land real estate transactions selling 18,000 + acres of Iowa Land. We look forward to the opportunity to work for you and your family.



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