

# For Sale

Promise City, IA 50165



## 88.5 ACRE PASTURE

This 88.5 acre pasture is a perfect fit for your Cow/Calf herd or backgrounding feeder cattle on grass. Located on a hard surface road near Promise City, Iowa. This farm also boost 80.5 tillable acres with a CSR2 rating of 50.7. If you're looking to expand your herd this pasture ground would be a great addition!

## PROPERTY FEATURES

- 88.5 Acres
- Located on Pavement
- Working Pen/Catch Pen
- 3 Drinkers
- Natural Water Source
- Potential Access to Feedlot
- Rural water

**Price: \$548,700**



**Ryan Wiederstein**

*Broker/Owner*

📞 515-554-4543

✉️ ryan@wbrealty.com

**Landon Schrage**

*Land/Agriculture Real Estate Sales*

📞 319-939-8360

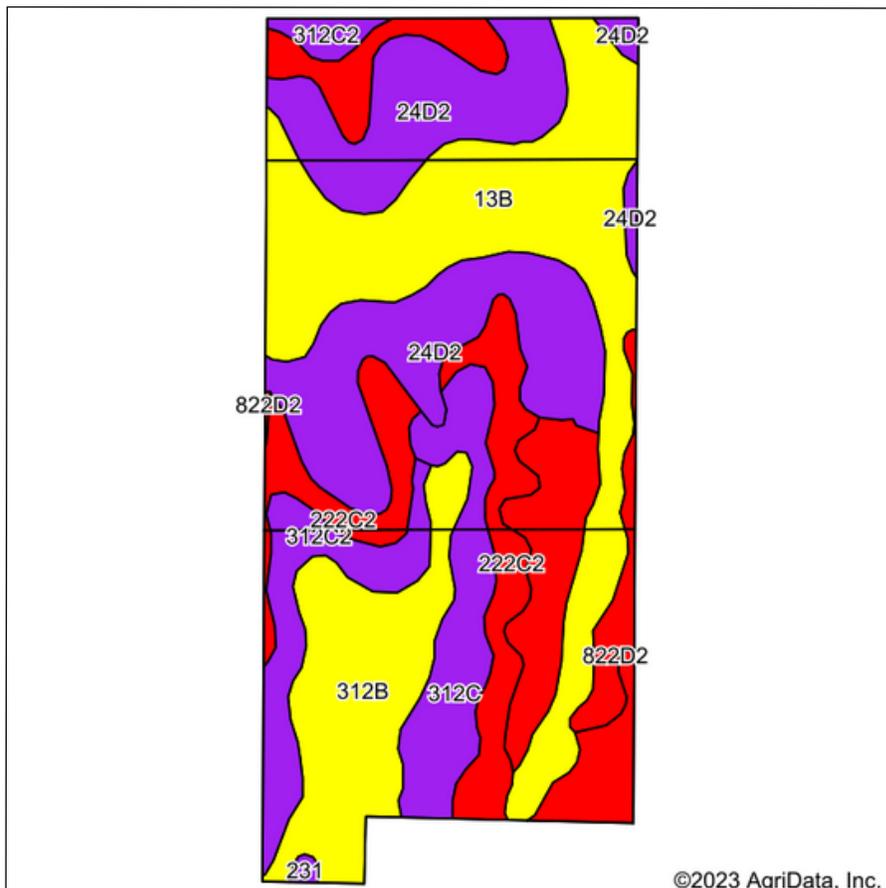
✉️ landon@wbrealty.com

## PROPERTY DETAILS

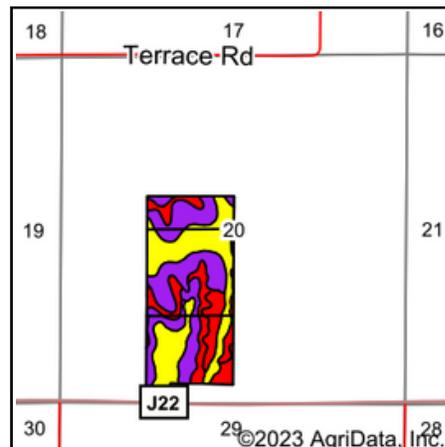
<b>Address</b>	2954 J22 HWY Promise City, IA 50165
<b>Type</b>	Pasture
<b>Head Space</b>	
<b>Size</b>	88.5
<b>County</b>	Wayne
<b>Power</b>	Yes
<b>Water</b>	Rural Water/ Creek
<b>Fencing</b>	Barb Wire, Electric
<b>Property Taxes</b>	\$1,556 Per Year
<b>Zoning</b>	Agriculture
<b>Notes</b>	



# Soils Map



Soils data provided by USDA and NRCS.



State: **Iowa**  
 County: **Wayne**  
 Location: **20-70N-20W**  
 Township: **Wright**  
 Acres: **89.84**  
 Date: **10/29/2023**



Area Symbol: IA185, Soil Area Version: 27

Code	Soil Description	Acres	Percent of field CSR2	Legend 22.20	NonIrr Class *c CSR2**
13B	ZookOlmitzVesser complex, 0 to 5 percent slopes	24.7%			IIw 68
24D2	Shelby clay loam, 9 to 14 percent slopes, moderately eroded	21.30	23.7%		IIIe 51
222C2	Clarinda silty clay loam, 5 to 9 percent slopes, moderately eroded	14.37	16.0%		IVw 28
312B	Seymour silt loam, 2 to 5 percent slopes	11.40	12.7%		IIIe 64
822D2	Lamoni silty clay loam, 9 to 14 percent slopes, moderately eroded	7.39	8.2%		IVe 10
312C	Seymour silt loam, 5 to 9 percent slopes	6.78	7.5%		IIIe 58
312C2	Seymour silty clay loam, 5 to 9 percent slopes, moderately eroded	6.21	6.9%		IIIe 56
231	Edina silt loam, 0 to 2 percent slopes	0.19	0.2%		IIIw 59
Weighted Average					3.00 50.7

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

\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

# Aerial Map



Map Center: 40° 50' 43.82, -93° 11' 5.77

0ft 513ft 1026ft

**20-70N-20W**  
**Wayne County**  
**Iowa**



Maps Provided By:  
**surety**  
 CUSTOMIZED ONLINE MAPPING  
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10/29/2023

Field borders provided by Farm Service Agency as of 5/21/2008.

