

For Sale

235th St

Promise City, IA 52583

52583



58.7 ACRES - PROMISE CITY

This impressive 58.7-acre property is situated to the northeast of Promise City, IA, providing various prospects for agriculture, hunting, and a beautiful building site location. There are 52.7 tillable acres with a CSR2 rating of 36.78. The state-of-the-art hunting property includes a stocked pond, outfitted with returning annual hunters providing a great income source.

PROPERTY FEATURES

- 58.7 Gross Acres
- 52.7 Tillable Acres
- CSR2 Rating: 36.78
- Stocked Pond
- Beautiful Site to Build
- Outfitted Income

PRICE: \$557,650



Landon Schrage

Land/Agriculture Real Estate Sales

☎ 319-939-8360

✉ landon@wbrealty.com

Tract Map



Property Details

PROPERTY DETAILS

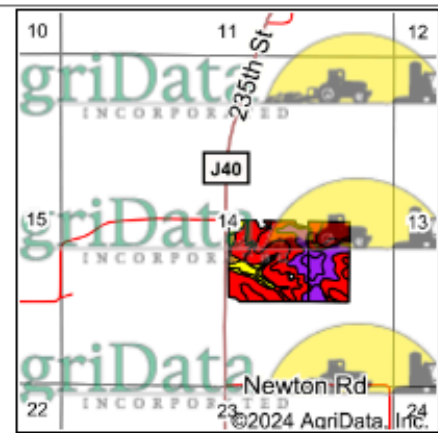
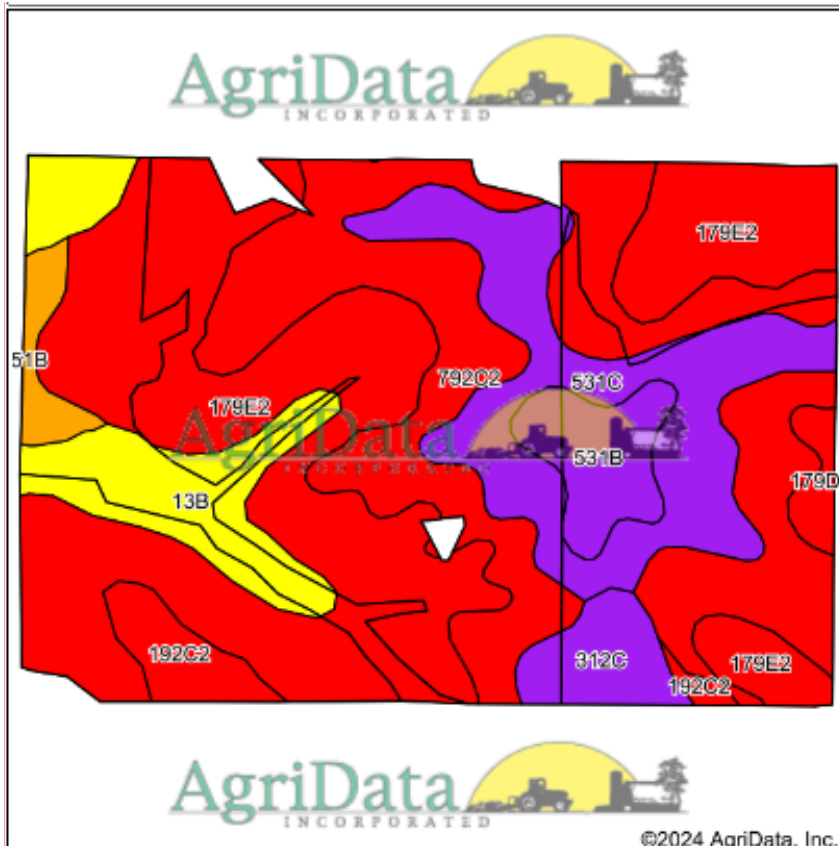
Address	235th St Promise City, IA 52583
Closest Town	Promise City, IA
Acres	58.7 Acres
Tillable Acres	52.76 Acres
CSR2 Rating	36.78
Parcel	080L14400002, 080L14400001



Property Photos



Soils Map



State: Iowa
 County: Wayne
 Location: 14-69N-20W
 Township: South Fork
 Acres: 56.51
 Date: 9/4/2024



Soils data provided by USDA and NRCS.

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Area Symbol: IA185, Soil Area Version: 27

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans	
179E2	Gara loam, 14 to 18 percent slopes, moderately eroded	21.80	38.6%		Vle	24	62	62	49	44	
792C2	Armstrong loam, 5 to 9 percent slopes, moderately eroded	14.90	26.4%		Ille	31	65	65	58	47	
531C	Kniffin silt loam, 5 to 9 percent slopes	7.88	13.9%		Ille	52	67	62	67	64	
13B	Zook-Olmitz-Vesser complex, 0 to 5 percent slopes	4.76	8.4%		Ilw	68	77	70	43	74	
531B	Kniffin silt loam, 2 to 5 percent slopes	2.21	3.9%		Ille	55	69	64	69	66	
312C	Seymour silt loam, 5 to 9 percent slopes	1.76	3.1%		Ille	58	68	68	68	62	
192C2	Adair clay loam, heavy till, 5 to 9 percent slopes, moderately eroded	1.56	2.8%		Ille	29	66	66	55	46	
51B	Vesser silt loam, 2 to 5 percent slopes, rarely flooded	0.94	1.7%		Ilw	75	93	74	45	93	
179D2	Gara loam, 9 to 14 percent slopes, moderately eroded	0.64	1.1%		IVe	38	66	66	54	48	
24E2	Shelby clay loam, 14 to 18 percent slopes, moderately eroded	0.06	0.1%		IVe	40	66	66	52	49	
Weighted Average						4.07	36.9	*n 65.9	*n 64.1	*n 54.9	*n 52.4

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

*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.