



Location

4 Miles SE of Holiday Lake
On Kent Church Rd and 190th

Legal Description

Parts of 30-81-13
Jefferson Township
Poweshiek County, Iowa

Price & Terms

\$2,200,000
\$9,966/acre
10% down upon acceptance of offer;
Balance due in cash at closing.

Auditor/Treasurer

Tax Parcel ID 0963600, 3481300
3590600, 0963800, 0964000, 963700

Gross Acres 220.75

Net Taxable Acres 219.92

Taxes Payable 2024-2025: \$5,460

Farm Tenant

Long Term farm tenant
leased for 2025 crop year

Land Description

Land topography is gently rolling to rolling with some timber.

Drainage

Drainage is natural.

Buildings/Improvements

None

Water & Well Information

No well
Possible Rural Water

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Grimes, IA 50111

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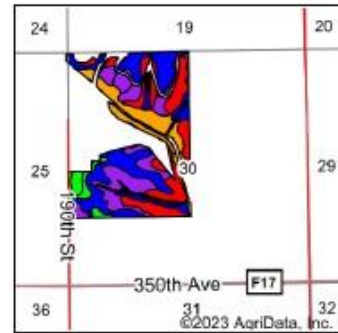
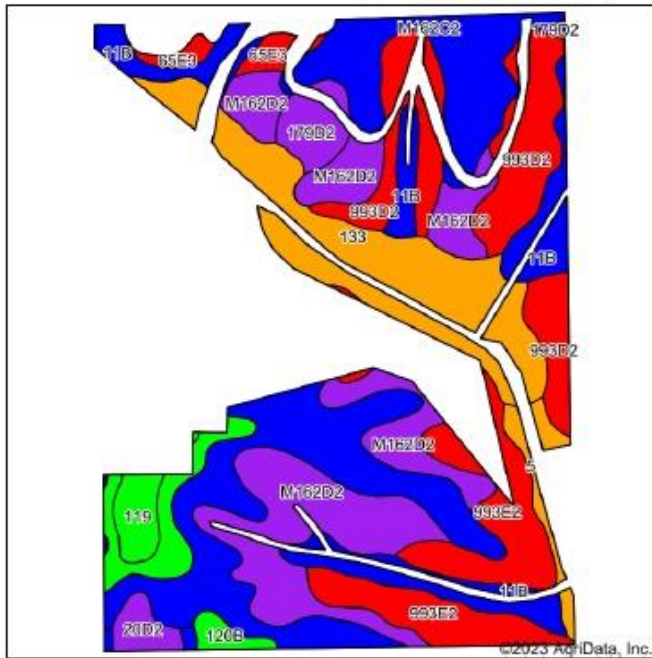
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State: Iowa
 County: Poweshiek
 Location: 30-81N-13W
 Township: Jefferson
 Acres: 160.67
 Date: 7/21/2023



Soils data provided by USDA and NRCS.

Area Symbol: IA157, Soil Area Version: 26

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class	CSR2**	CSR	*n NCCPI Soybeans
M162C2	Downs silt loam, till plain, 5 to 9 percent slopes, eroded	36.86	24.2%		IIIe	82		68
M162D2	Downs silt loam, till plain, 9 to 14 percent slopes, eroded	30.72	19.1%		IVe	57		64
133	Colo silty clay loam, 0 to 2 percent slopes, occasionally flooded	21.37	13.3%		IIw	78	80	75
993D2	Gara-Armstrong loams, 9 to 14 percent slopes, moderately eroded	19.19	11.9%		IVe	31	20	50
993E2	Gara-Armstrong loams, 14 to 18 percent slopes, moderately eroded	16.62	10.3%		VIe	24	5	41
11B	Colo-Ely complex, 0 to 5 percent slopes	13.49	8.4%		IIw	86	68	76
120B	Tama silty clay loam, 2 to 5 percent slopes	6.22	3.9%		IIe	95	93	80
179D2	Gara loam, 9 to 14 percent slopes, moderately eroded	3.79	2.4%		IVe	51	43	57
119	Muscotine silty clay loam, 0 to 2 percent slopes	2.91	1.8%		Iw	100	98	91
5	Ackmore-Colo complex, 0 to 2 percent slopes	2.61	1.6%		IIw	79	83	84
65E3	Lindley soils, 14 to 18 percent slopes, severely eroded	2.25	1.4%		VIIe	21	25	43
20D2	Killduff silty clay loam, 9 to 14 percent slopes, eroded	2.21	1.4%		IIIe	55	65	73
120C2	Tama silty clay loam, 5 to 9 percent slopes, eroded	0.43	0.3%		IIIe	87	76	70
Weighted Average						3.39	63.8	*n 64.5

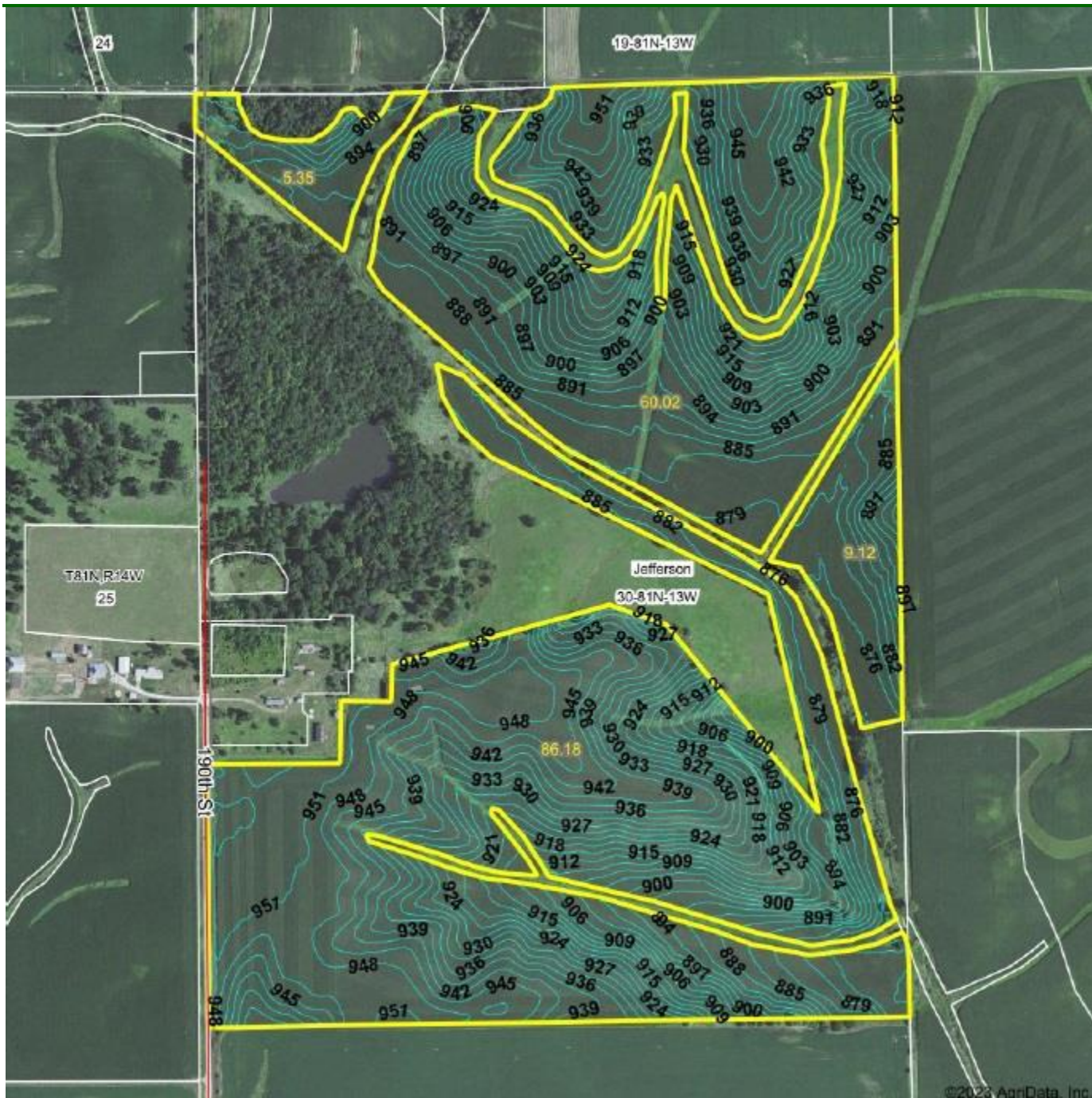
**IA has updated the CSR values for each county to CSR2.
 *- CSR weighted average cannot be calculated on the current soils data, use prior data version for csr values.
 *n: The aggregation method is "Weighted Average using all components"
 *c: Using Capabilities Class Dominant Condition Aggregation Method
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Frandsen Real Estate, L.C. Topography Contours Map



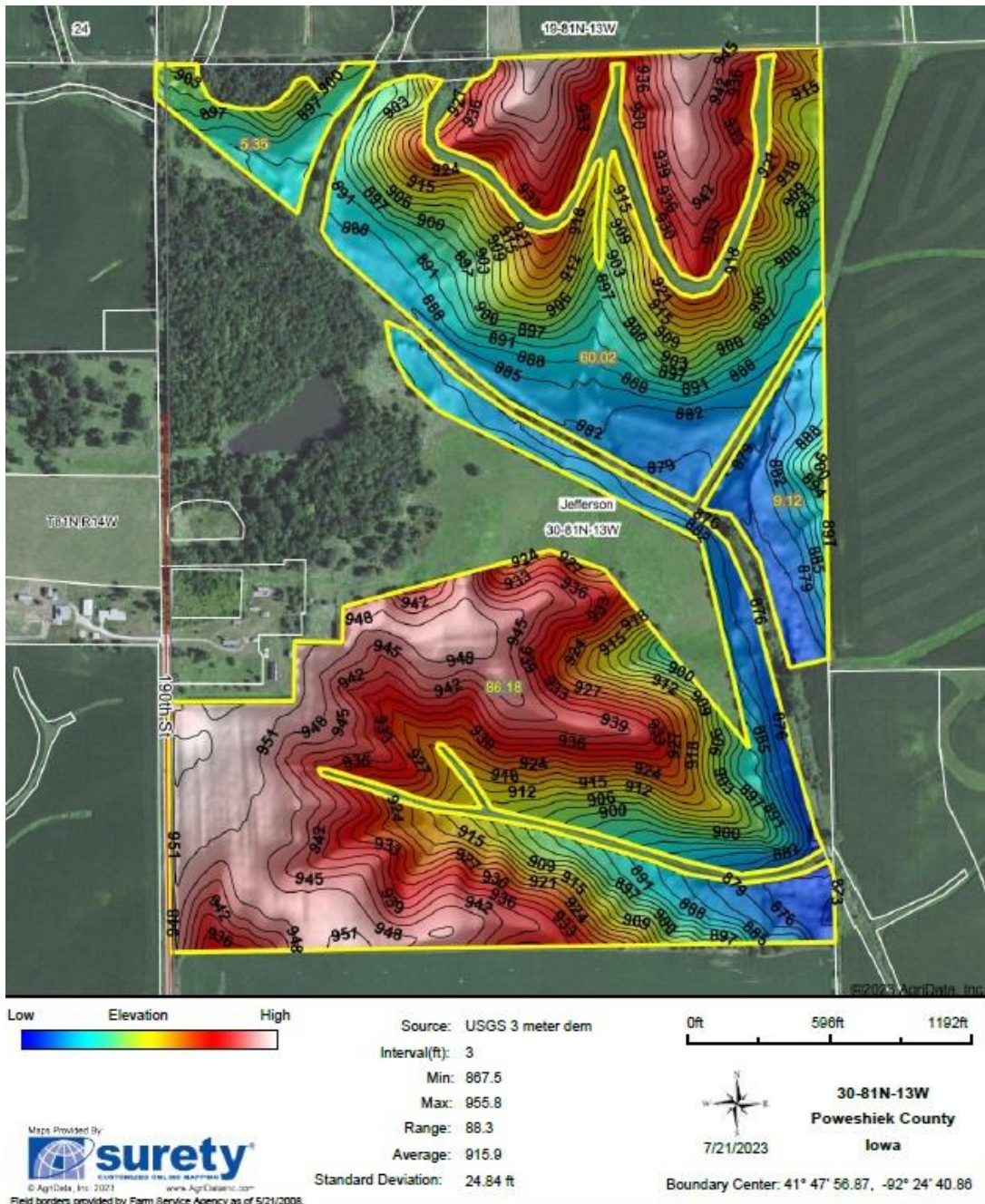
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Frandsen Real Estate, L.C. Topography Hillshade Map



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