



# LAND FOR SALE

Washington County

154.79  
ACRES +/-



## FARM DESCRIPTION

**PRICE: \$1,700,000**

Located just under 6 miles Northwest of Wellman, Iowa in Northwest Washington county sits this expansive farm for sale that offers attractive cropland acres. The farm lies in Lime Creek township, section 18. The farm consists of 154.79 +/- net taxable acres with 152.04 +/- FSA certified acres. The cropland acres carry a 65.6 CSR2 average. The tillable acres have been farmed on a corn bean rotation for many years. The farm has an open agriculture lease for the 2025 growing season. Giving the buyer the ability to start farming their investment right away. The Southeast portion of the property has 22 +/- acres that were in a CRP contract that have now been terminated, leaving options for the new buyer. There are two field entrances off 120th street, providing good access. This farm would make for a great addition to a current land holdings portfolio or a great addition for someone looking to add acres to their operation. Call Nick Skinner or Cody Skinner today to request a private showing.



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# AERIAL PHOTO

Washington County

**154.79**  
ACRES +/-



## FARM SPECIFICATIONS:

### Asking Price:

\$1,700,000 or \$10,982.62

### Location:

From Wellman, Iowa, go north on 9th Ave for 0.2 miles. Turn left or go west on Hwy 22 for 4.3 miles. Turn right or go north on Birch Ave for 1 mile. Turn left or go west on 120th st. for 0.3 miles. The farm is located on the south side of the road. Property signage will be on the farm.

### Legal Description:

154.79 +/- net acres located in Washington County, Iowa, Lime Creek Township, Section 18. Exact legal description will come from the abstract.

### Tax Information:

\$4,786 +/- estimated annually





# SOIL MAP

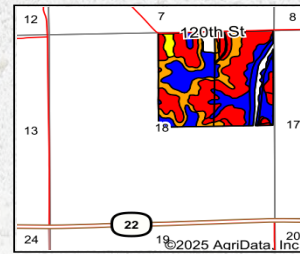
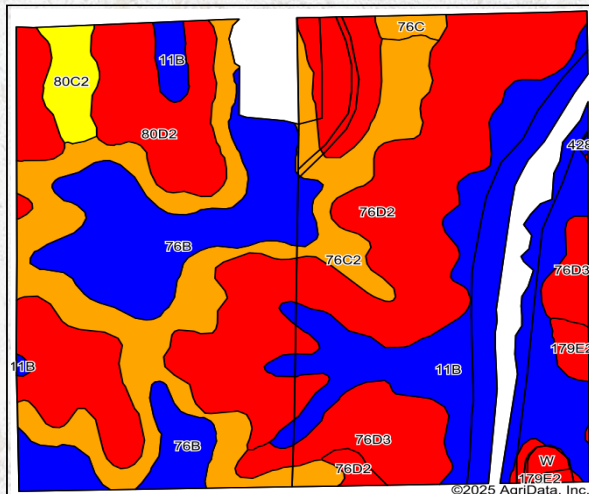
Washington County

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## Details

- 154.79 +/- Net Taxable Acres
- 152.04 +/- FSA Certified Cropland Acres
- 65.6 CSR2
- Open 2025 Agriculture Lease
- 22 +/- Acres that were in CRP, but are now terminated
- Two field entrances off 120th street, providing good access
- Terraces and older tile where needed
- Located in Northwest Washington County
- Located just under 6 miles Northwest of Wellman, Iowa

Soils Map



State: **Iowa**  
 County: **Washington**  
 Location: **18-77N-9W**  
 Township: **Lime Creek**  
 Acres: **153.34**  
 Date: **3/2/2025**



Map Provided By  
**surety**  
 CUSTOMER ONLINE MAPPING  
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Soils data provided by USDA and NRCS.  
 Area Symbol: IA183, Soil Area Version: 31

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class <sup>1</sup> c	<sup>1</sup> Corn Bu	<sup>1</sup> Soybeans Bu	CSR2**	CSR	Bromegrass alfalfa AUM	Corn Bu	Oats Bu	Soybeans Bu	<sup>1</sup> n NCCPI Soybeans
76D2	Ladoga silt loam, 9 to 14 percent slopes, eroded	38.48	25.0%		IIIe	163.2	47.3	49	55					62
11B	Colo-Ely complex, 0 to 5 percent slopes	29.52	19.3%		IIw	204.8	59.4	86	68					76
76C2	Ladoga silt loam, 5 to 9 percent slopes, eroded	28.64	18.7%		IIIe	192.0	55.7	75	65					67
76B	Ladoga silt loam, 2 to 5 percent slopes	20.68	13.5%		IIe	212.8	61.7	86	85					77
80D2	Clinton silt loam, 9 to 14 percent slopes, eroded	19.99	13.0%		IIIe	158.4	45.9	46	50					57
76D3	Ladoga silty clay loam, 9 to 14 percent slopes, severely eroded	9.39	6.1%		IVe	152.0	44.1	46	50					52





# PROPERTY PHOTOS

*Washington County*

**154.79**  
**ACRES +/-**










# ABOUT US

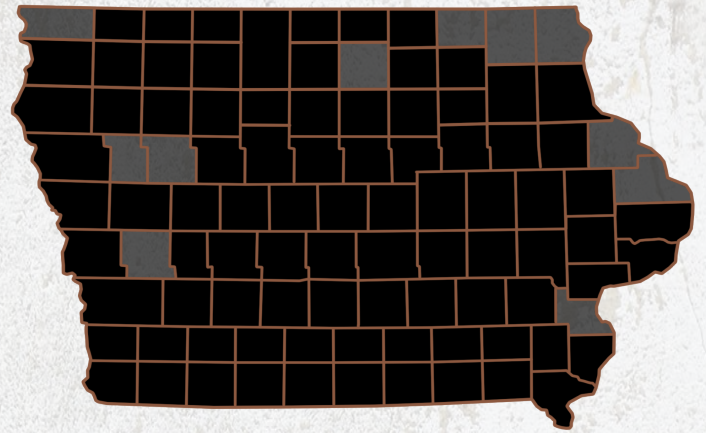
*We are Iowa Land Company*

**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*

Nick and Cody 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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