

Clover Leaf Farms, Ltd.



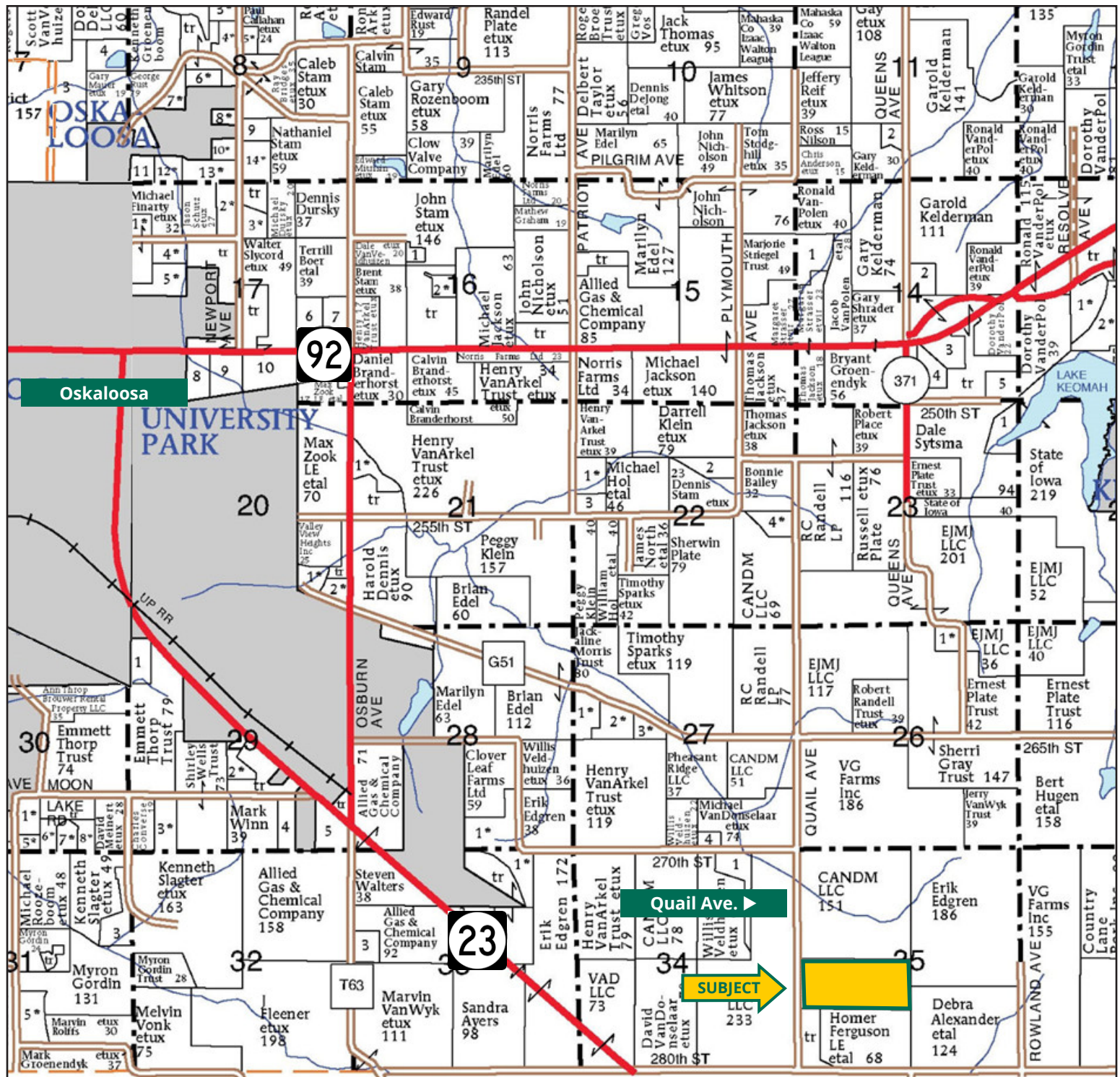
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80.00 Acres, m/I
Mahaska County, IA



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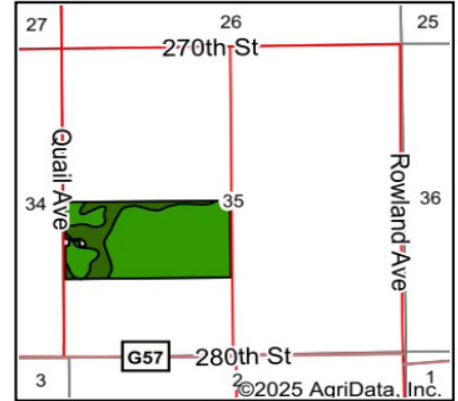
Est. Crop Acres in Production: 77.50 | Soil Productivity: 85.90 CSR2



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State: **Iowa**
 County: **Mahaska**
 Location: **35-75N-15W**
 Township: **Spring Creek**
 Acres: **77.5**
 Date: **8/27/2025**






Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

Area Symbol: IA123, Soil Area Version: 30						
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
279	Taintor silty clay loam, 0 to 2 percent slopes	53.09	68.5%		IIw	83
280	Mahaska silty clay loam, 0 to 2 percent slopes	14.93	19.3%		Iw	94
280B	Mahaska silty clay loam, 2 to 5 percent slopes	9.48	12.2%		Ile	89
Weighted Average					1.81	85.9

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

Location

Southeast of Oskaloosa, Iowa on the east side of Quail Ave.

Simple Legal

N½ SW¼, Section 35, Township 75 North, Range 15 West of the 5th P.M., Mahaska Co., IA. *Final abstract/title documents to govern legal description.*

Price & Terms

- \$1,256,000
- \$15,700/acre
- 10% down upon acceptance of offer, balance due in cash at closing

Possession

As negotiated, based on terms of existing lease.

Real Estate Tax

Taxes Payable 2024 - 2025: \$3,288.00
Gross Acres: 80.00
Net Taxable Acres: 78.40
Tax per Net Taxable Acre: \$41.94

Lease Status

Open lease for the 2026 cop year.

FSA Data

FSA data was not obtained.
There are an estimated 77.50 acres in crop production. Contact agent for details.

Soil Types/Productivity

Primary soil is Taintor. CSR2 on the estimated crop acres in production is 85.90. See soil map for detail.

Mineral Rights

All mineral rights owned by the Seller, if any, will be transferred to the Buyer(s).

Land Description

Level to gently sloping.

Drainage

Natural.

Buildings/Improvements

There is a utility building on this property that was built in 1962.

Water & Well Information

None.

Comments

This is an investment-quality Mahaska County farm.



The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Real Estate Services or its staff. All acres are considered more or less, unless otherwise stated. All property boundaries are approximate. Soil productivity ratings are based on the information currently available in the USDA/NRCS soil survey database. Those numbers are subject to change on an annual basis.

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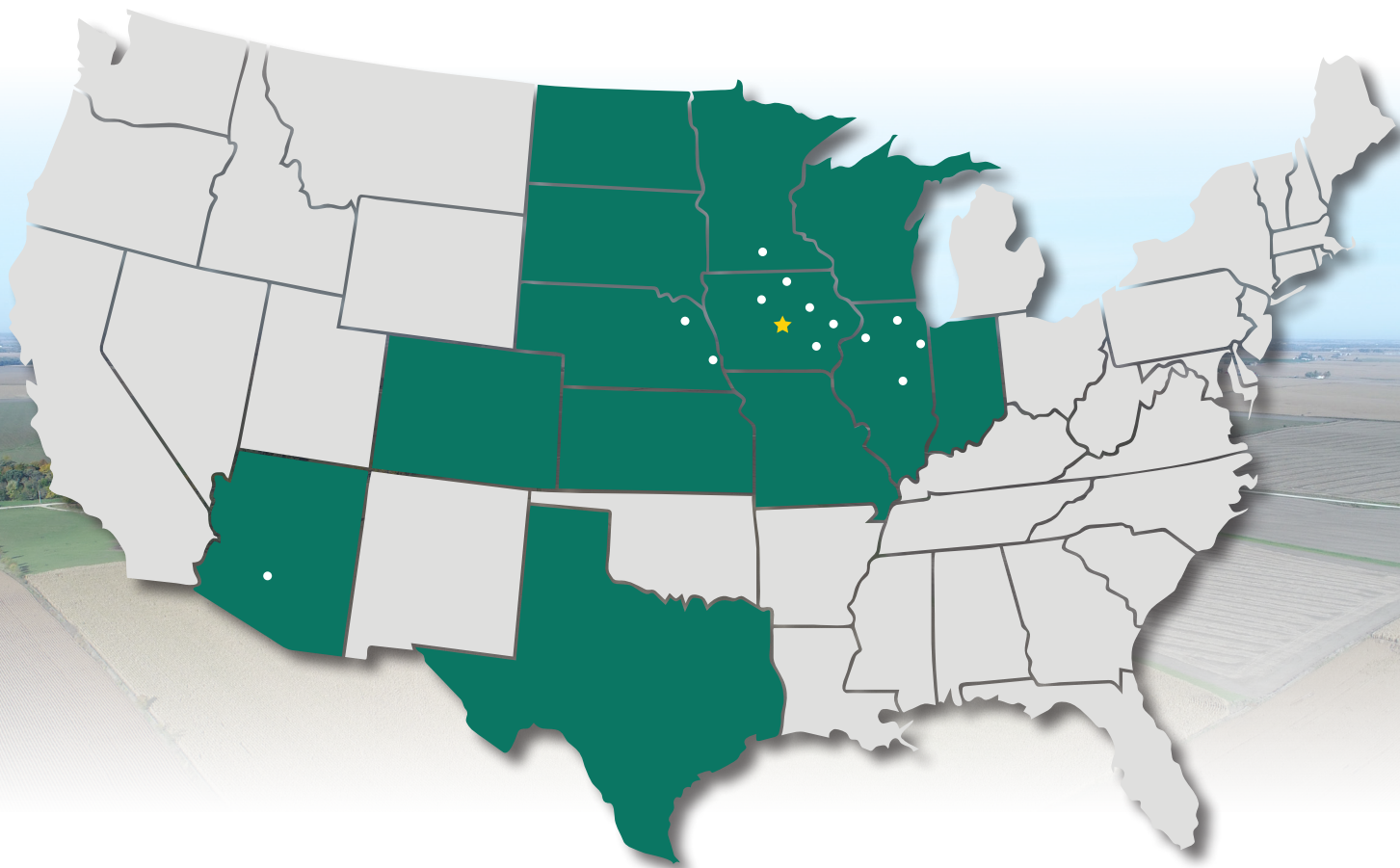
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Looking Northeast



Looking East





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