

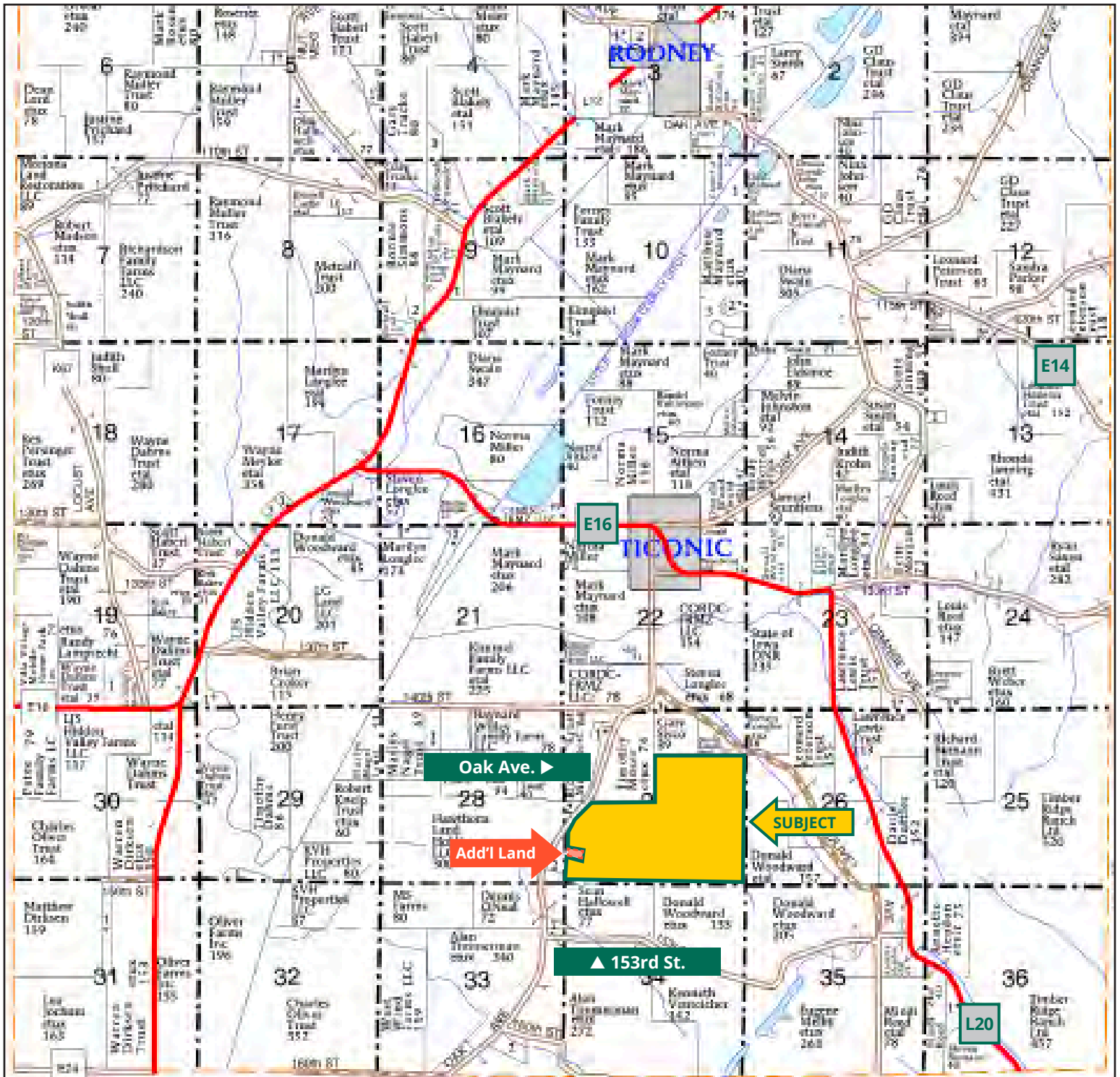
Multi-Use Property with CRP Income, Recreation, Future Farm & Livestock



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**402.697.7500** | 11717 M Circle,  
Omaha, NE 68137 | [www.Hertz.ag](http://www.Hertz.ag)

**398.03 Acres, m/l**  
**Monona County, IA**



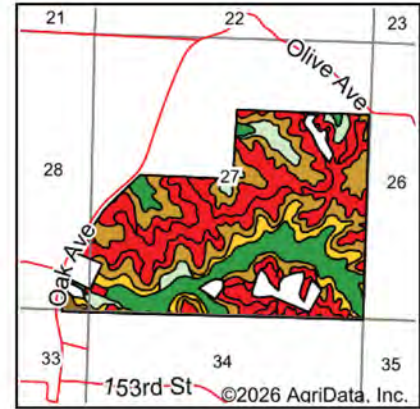
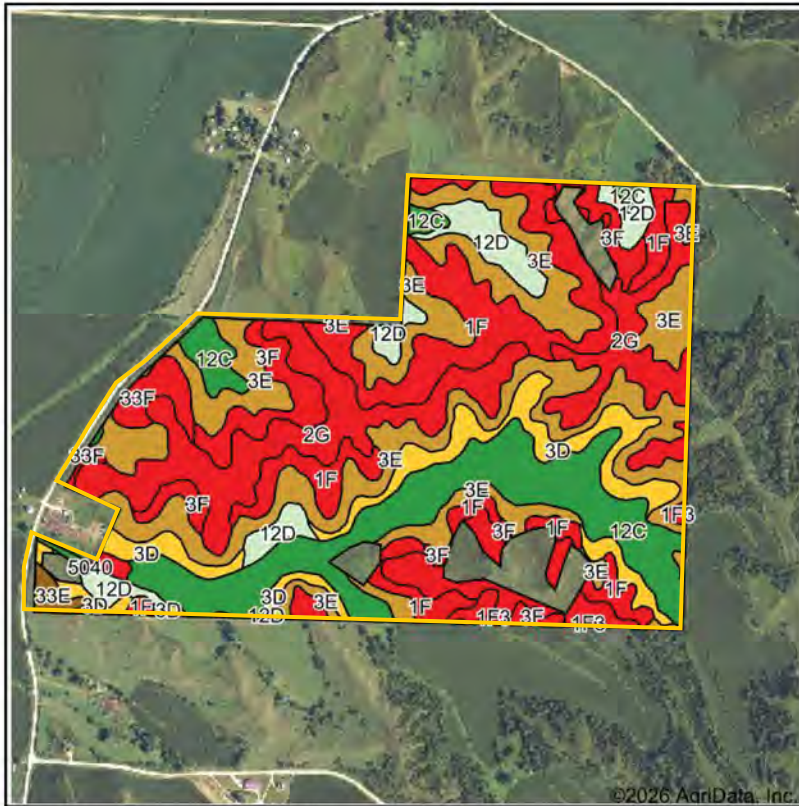
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Est. CRP Acres: 365.82 | Soil Productivity: 35.30 CSR2





State: **Iowa**  
 County: **Monona**  
 Location: **27-85N-44W**  
 Township: **Grant**  
 Acres: **365.82**  
 Date: **4/3/2026**












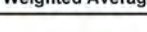



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Soils data provided by USDA and NRCS.

Area Symbol: IA133, Soil Area Version: 37

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
3E	Castana silt loam, 14 to 20 percent slopes	91.77	25.1%		IVe	38
12C	Napier silt loam, 5 to 9 percent slopes	60.53	16.5%		IIIe	89
2G	Hamburg silt loam, 40 to 75 percent slopes	59.68	16.3%		VIIe	5
1F	Ida silt loam, 20 to 30 percent slopes	59.47	16.3%		VIe	7
3D	Castana silt loam, 9 to 14 percent slopes	30.28	8.3%		IIIe	54
3F	Castana silt loam, 20 to 30 percent slopes	20.62	5.6%		VIe	15
12D	Napier silt loam, 9 to 14 percent slopes	19.68	5.4%		IIIe	62
1G	Ida silt loam, 30 to 40 percent slopes	12.00	3.3%		VIIe	6
33F	Steinauer clay loam, 18 to 25 percent slopes	6.74	1.8%		VIe	6
33E	Steinauer clay loam, 14 to 18 percent slopes	2.47	0.7%		VIe	21
1F3	Ida silt loam, 20 to 30 percent slopes, severely eroded	1.22	0.3%		VIe	8
W	Water	1.12	0.3%			0
5040	Udorthents, loamy	0.24	0.1%			5
<b>Weighted Average</b>					*-	<b>35.3</b>

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

\*c: Using Capabilities Class Dominant Condition Aggregation Method

\*- Non Irr Class weighted average cannot be calculated on the current soils data due to missing data.

## Location

**From Onawa:** travel east on Hwy 175 to Co. Hwy L12, then north for 7.2 miles, then turn east onto Nutmeg Ave. and continue for 2 miles, then continue north onto Oak Ave. for 1.8 miles. The property is on the east side of Oak Ave.

## Simple Legal

Part of Sections 27 & 28, lying east of Oak Ave., all in Township 85 North, Range 44 West of the 5th P.M., Monona Co., IA. *Final abstract/title documents to govern legal description.*

## Price & Terms

- \$2,210,000
- \$5,552.35/acre
- 10% down upon acceptance of offer, balance due in cash at closing.

## Possession

As negotiated.

## Real Estate Tax

Taxes Payable 2025 - 2026: \$8,918.00\*

Net Taxable Acres: 398.03\*

Tax per Net Taxable Acre: \$22.41\*

*\*Taxes estimated due to tax parcel split and pending survey of property. Monona County Assessor/Treasurer will determine final tax figures.*

## Lease Status

Enrolled in the Conservation Reserve Program on 10/1/2025 running through 9/30/2035.

## FSA Data

Farm Number 5881, Tract 8950

CRP Acres: 365.82\*

*\*Acres are estimated pending reconstitution of farm by the Monona County FSA office.*

## NRCS Classification

HEL: Highly Erodible Land.

## CRP Contracts

There are an estimated 149.70 acres enrolled in a CP-38E-4D contract that pays an estimated \$31,191.26 annually and expires 9/30/35.

There are an estimated 211.31 acres enrolled in a CP-2 contract that pays an estimated \$43,386.00 annually and expires on 9/30/35.

There are an estimated 4.81 acres enrolled in a CP-38E-12 contract that pays an estimated \$970.99 annually and expires on 9/30/35.

## Soil Types/Productivity

Primary soils are Castana, Napier, Hamburg and Ida. CSR2 on the est. CRP acres is 35.30. 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

Steep.

## Drainage

Natural with terraces. Part of the NAGEL Drainage District.

## Water & Well Information

There are two wells located on the property. One well is located near the north entrance of the property and the other well is located in the southeast portion of the property.

## Additional Land for Sale

Seller has an additional tract of land for sale, the acreage site, that adjoins this property. See Additional Land Aerial Photo.

## Survey

Property will be surveyed should this property and the Seller's additional acreage site sell to separate buyer's. The final purchase price may be adjusted up or down based on final gross surveyed acres.

The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Farm Management, Inc. 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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Looking West

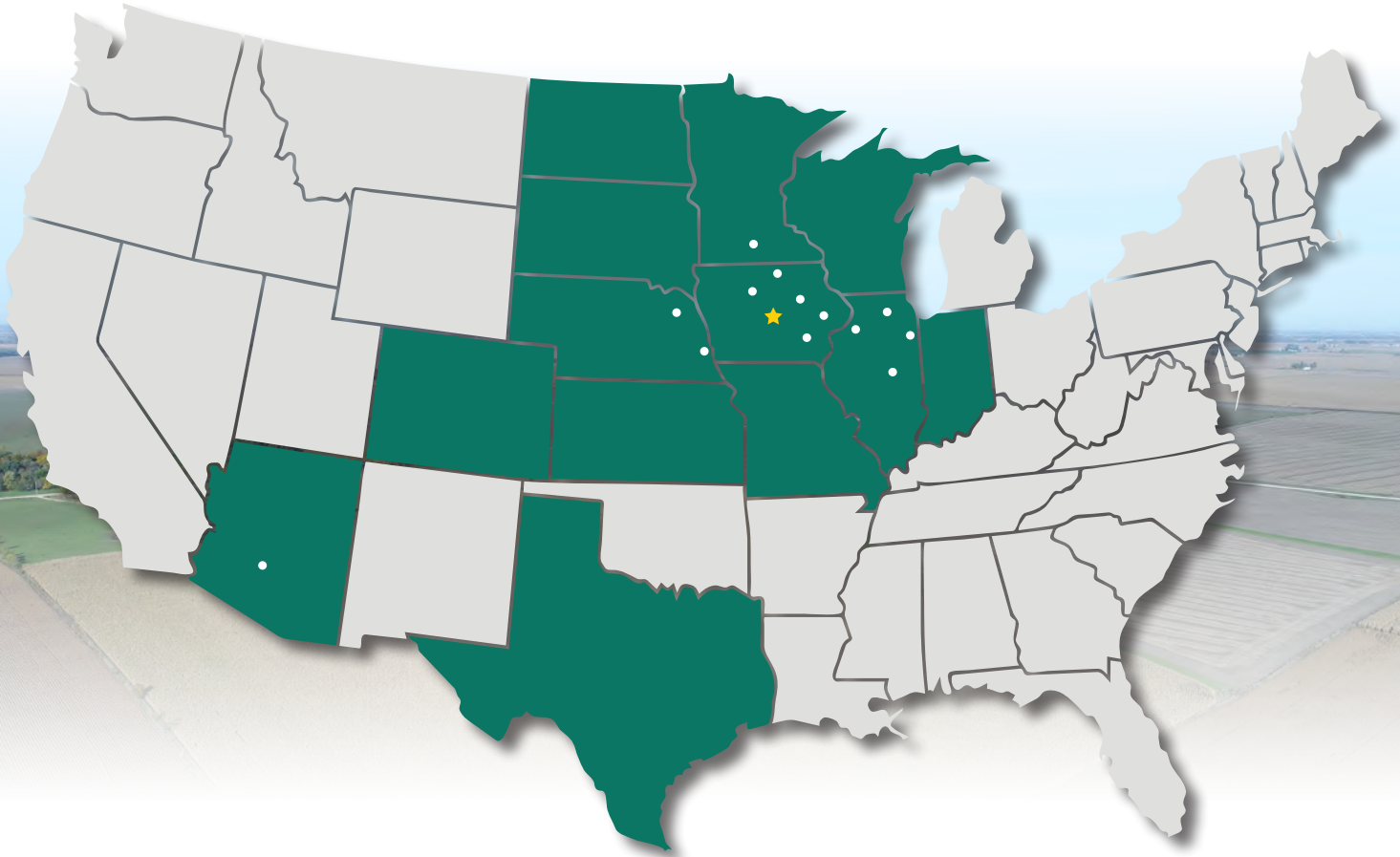


Looking Southwest





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