

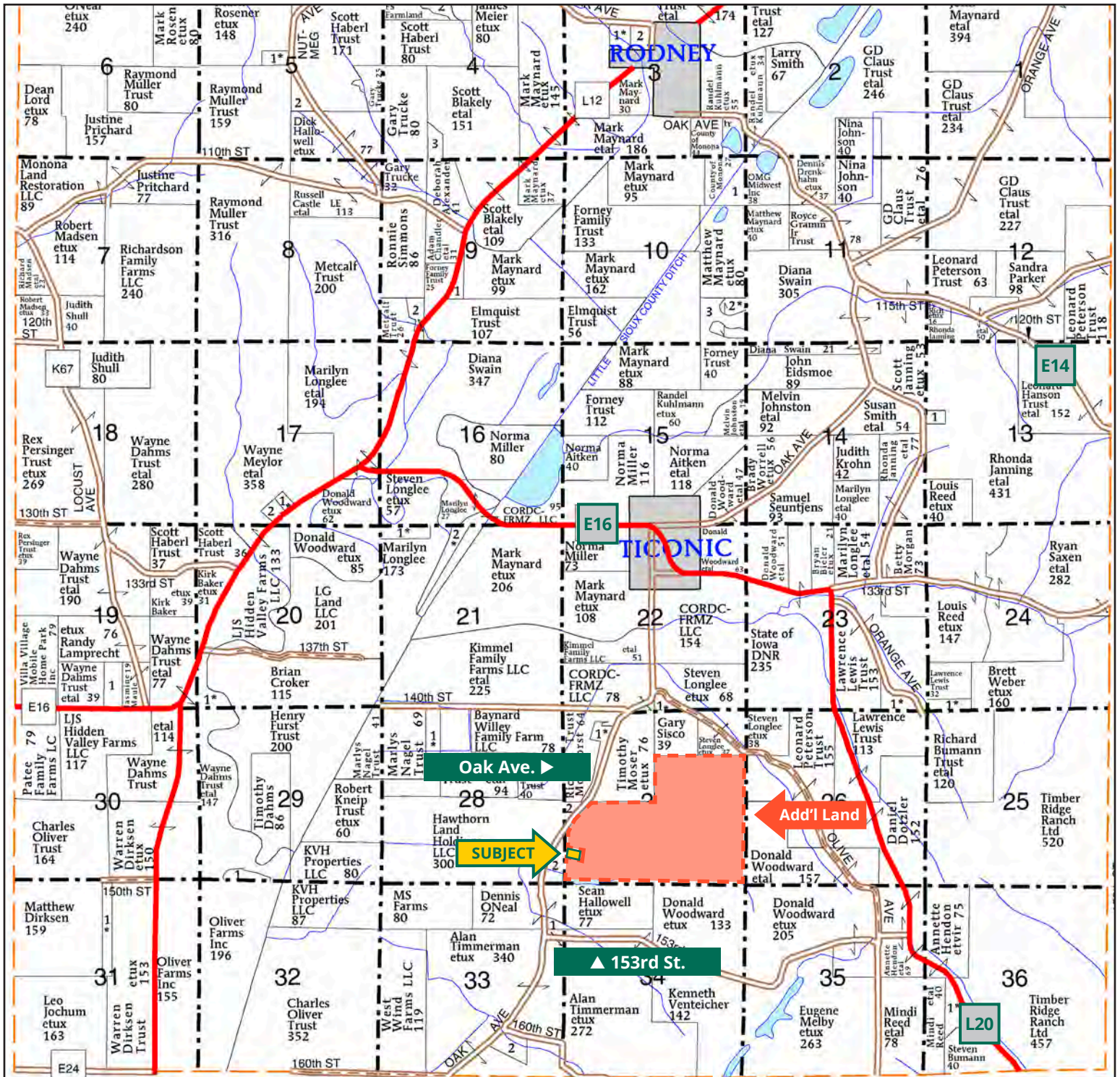
Immaculately Renovated Home on 8.00-Acre, m/l, Acreage Site



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



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Est. CRP Acres: 2.00 | Soil Productivity: 19.10 CSR2



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Soils data provided by USDA and NRCS.




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State: **Iowa**  
 County: **Monona**  
 Location: **28-85N-44W**  
 Township: **Grant**  
 Acres: **2.00**  
 Date: **4/9/2026**



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	0.90	41.8%		IVe	38
33F	Steinauer clay loam, 18 to 25 percent slopes	0.82	35.2%		VIe	6
2G	Hamburg silt loam, 40 to 75 percent slopes	0.28	23.0%		VIIe	5
<b>Weighted Average</b>					<b>5.39</b>	<b>19.1</b>

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

\*c: Using Capabilities Class Dominant Condition Aggregation Method

## 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.

## Address

14827 Oak Ave.  
Castana, IA 51010

## Price & Terms

- \$350,000
- 10% down upon acceptance of offer, balance due in cash at closing.

## Possession

As negotiated.

## Real Estate Tax

Taxes Payable 2025 - 2026: \$1,415.00\*  
Net Taxable Acres: 8.00\*

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

## FSA Data

Farm Number 5881, Tract 8950  
CRP Acres: 2.00\*

*\*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 2.00 acres enrolled in a CP-38E-4D contract that pays an estimated \$403.74 annually and expires 9/30/35.

## Soil Types/Productivity

Primary soils are Castana and Steinauer. CSR2 on the est. CRP acres is 19.10. 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

Moderately sloping.

## Drainage

Natural. Part of the NAGEL Drainage District.

## Water & Well Information

There is a well located north of the house.

## Dwelling

There is a 1-story house with 1,330, m/I, square feet of living space built in 1949 that has 3 bedrooms, 2 bathrooms, and a one-stall, attached garage. House has a partially finished basement with recent updates in the last five years. Measurements and dwelling information obtained from the Monona County Assessor's site. Contact agent for details.

## Buildings/Improvements

There is a 70' x 50' multi-use shed on the property.

## Disclaimer

The existing livestock improvements are tenant-owned trade fixtures and may be removed. Buyers have the opportunity to acquire these assets including fencing, gates, livestock water systems, posts, fencing wire, light poles, and calving sheds directly from the tenant. Alternatively, all improvements, livestock hay, and cattle manure will be cleared within 60 days after closing offering a blank canvas to thoughtfully design and develop the acreage to suit your vision.

## Comments

This is an immaculately renovated home located 12 miles northeast of Onawa, 42 miles southeast of Sioux City and 75 miles from downtown Omaha with a livestock lot.

## Additional Land for Sale

Seller has an additional 398.03 acres of land for sale that surrounds/adjoins this acreage site. See Additional Land Aerial Photo.

## Survey

Property will be surveyed should this acreage site and the Seller's additional adjoining land 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 East



Northwest Looking Southeast



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Back of House



One-Stall Garage



Living Room



Dining Room



Kitchen



Kitchen



Bathroom

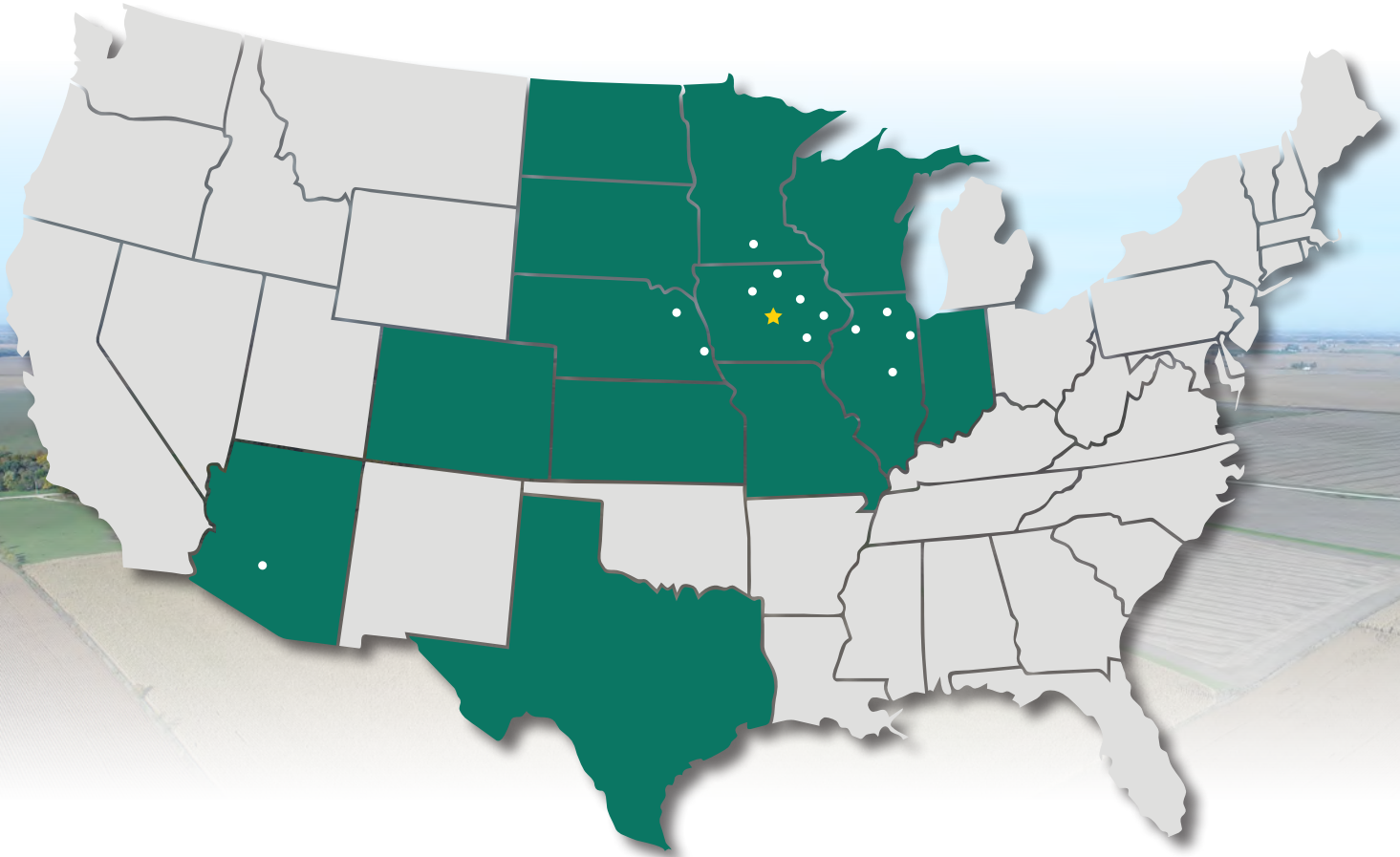


Basement





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