

CRP Income & Recreational Potential

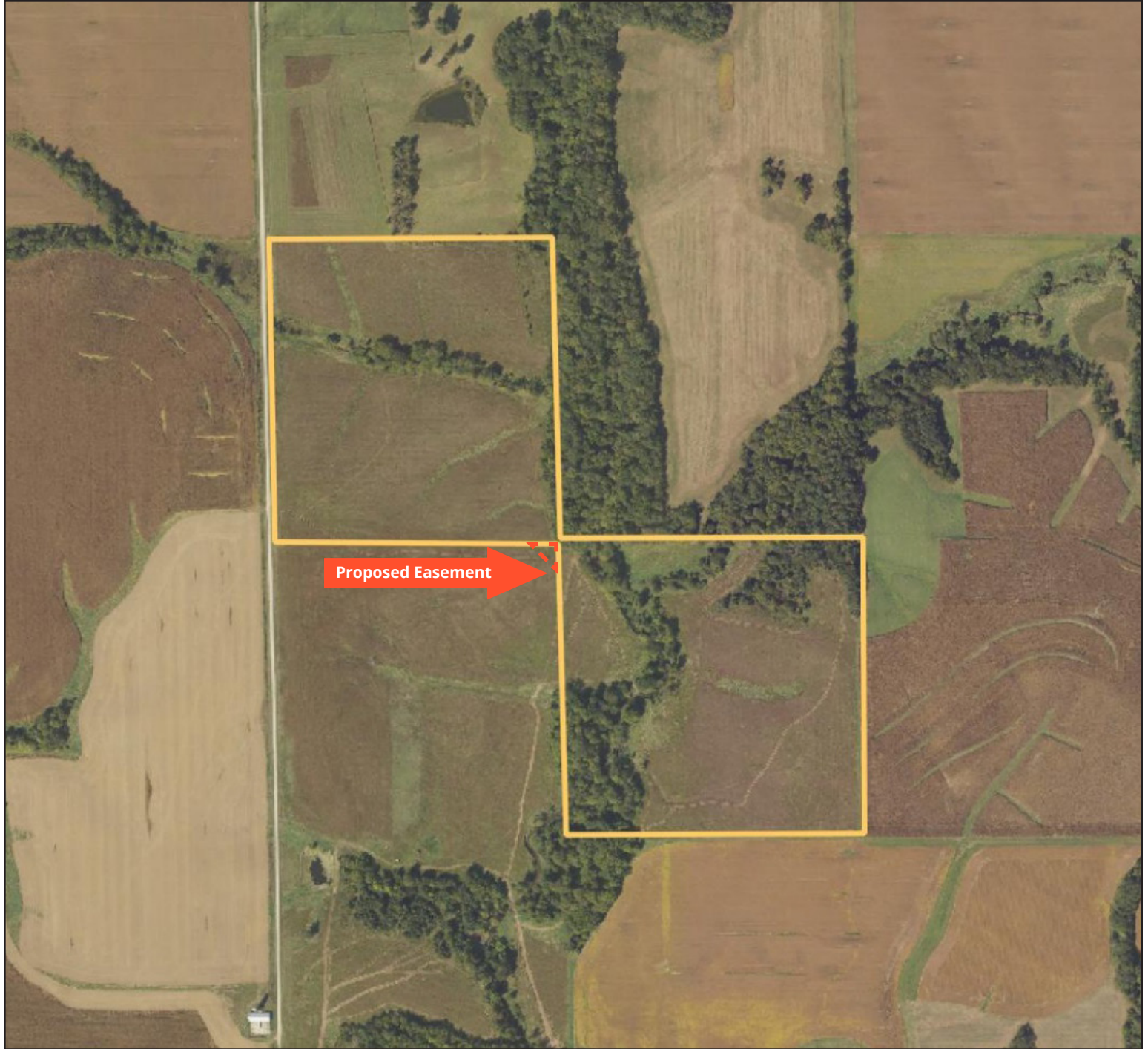


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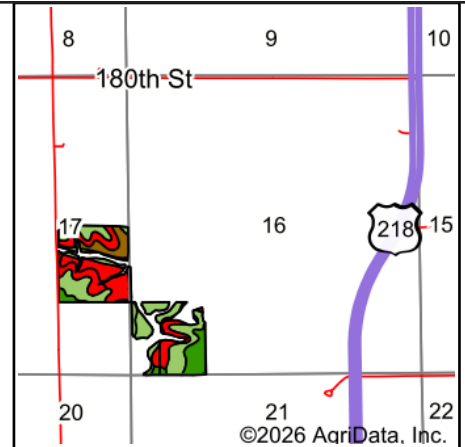
82.00 Acres, m/l
Henry County, IA

FSA/Eff. Crop Acres: 1.45 | CRP Acres: 62.04 | Soil Productivity: 50.70 CSR2



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State: **Iowa**
 County: **Henry**
 Location: **16-72N-6W**
 Township: **Marion**
 Acres: **63.49**
 Date: **4/8/2026**



Maps Provided By:



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Soils data provided by USDA and NRCS.

Area Symbol: IA087, Soil Area Version: 30						
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
792D2	Armstrong clay loam, 9 to 14 percent slopes, moderately eroded	18.58	29.3%		IVe	13
76C2	Ladoga silt loam, 5 to 9 percent slopes, eroded	17.25	27.1%		IIIe	75
13B	Vesser-Colo complex, 2 to 5 percent slopes	9.91	15.6%		IIw	74
76B	Ladoga silt loam, 2 to 5 percent slopes	6.93	10.9%		Ile	86
179E2	Gara loam, 14 to 18 percent slopes, moderately eroded	4.38	6.9%		VIe	26
223D2	Rinda silty clay loam, 9 to 14 percent slopes, moderately eroded	4.38	6.9%		IVe	19
876C2	Ladoga silt loam, terrace, 5 to 9 percent slopes, eroded	1.06	1.7%		IIIe	77
876B	Ladoga silt loam, terrace, 2 to 5 percent slopes	0.75	1.2%		Ile	86
179E	Gara loam, 14 to 18 percent slopes	0.13	0.2%		VIe	29
76D2	Ladoga silt loam, 9 to 14 percent slopes, eroded	0.12	0.2%		IIIe	49
Weighted Average					3.30	50.7

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

Location

From Mount Pleasant: Go 4 miles north on Hwy 218, then west on 180th St. for 1¼ miles to Iowa Ave., then south on Iowa Ave. for ¾ mile. The property is on the east side of the road.

Simple Legal

NE¼ SE¼ of Section 17 and SW¼ SW¼ of Section 16 all in Township 72 North, Range 6 West of the 5th P.M., Henry Co., IA. *Final abstract/title documents to govern legal description.*

Price & Terms

- \$631,000.00
- \$7,695.12/acre
- 10% down upon acceptance of offer, balance due in cash at closing

Possession

As negotiated.

Real Estate Tax

Taxes Payable 2025-2026: \$1,989.10*

Gross Acres: 82.00*

Forest Reserve Acres: 5.00

Net Taxable Acres: 77.00*

Tax per Net Taxable Acre: \$25.83*

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

FSA Data

Farm Number 5355, Tract 11340

FSA/Eff. Crop Acres: 1.45

CRP Acres: 62.04

Corn Base Acres: 1.40

Corn PLC Yield: 115 Bu.

CRP Contracts

There are 62.04 acres enrolled in a CP-2 contract that pays \$14,579.00 annually and expires 9/30/35.

Soil Types/Productivity

Primary soils are Armstrong, Ladoga and Vesser-Colo. CSR2 on the FSA/Eff. crop and CRP acres is 50.70 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

Gently sloping to steep.

Drainage

Natural with some tile. No maps available.

Water & Well Information

None.

Easement

An easement will be granted to Buyer allowing access to the southeast side of the property. Contact agent for details.

Survey

Property will be surveyed at Seller's expense prior to closing.

Comments

This is a nice, secluded CRP farm with recreational potential. Located 7 miles north of Mt. Pleasant and only 45 minutes from Iowa City.

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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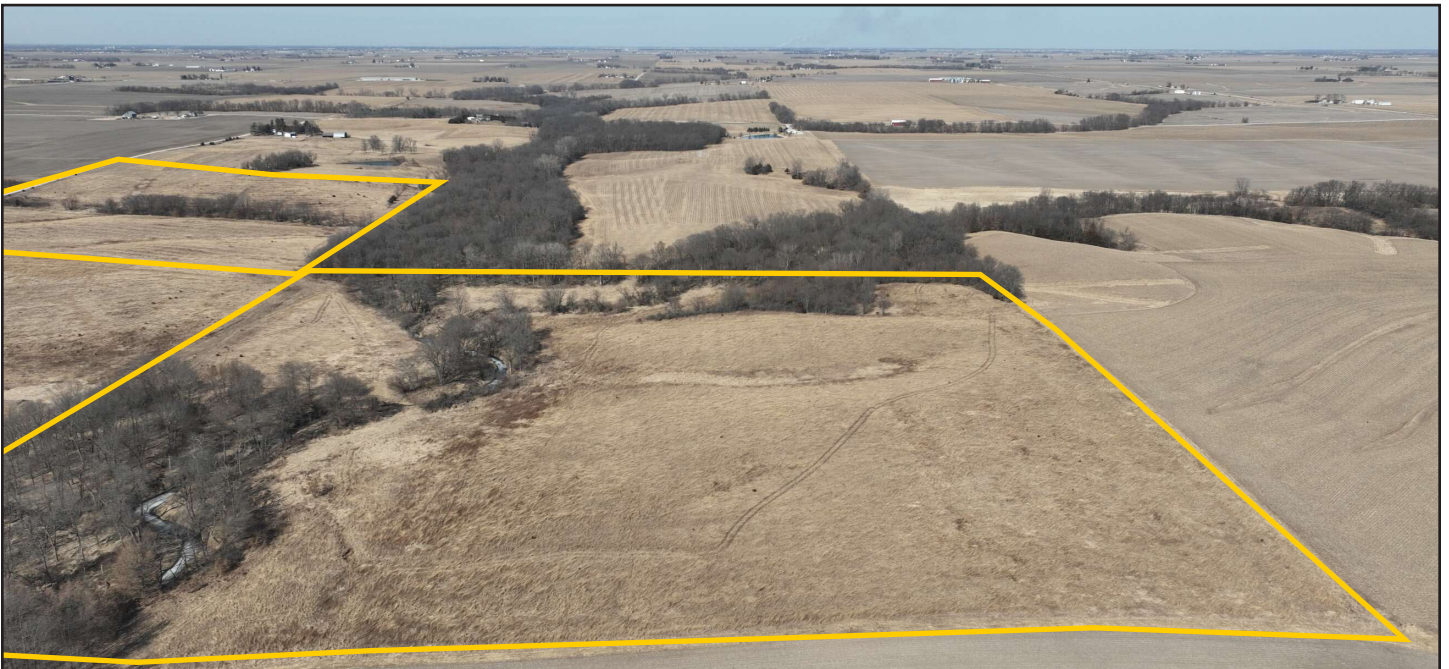
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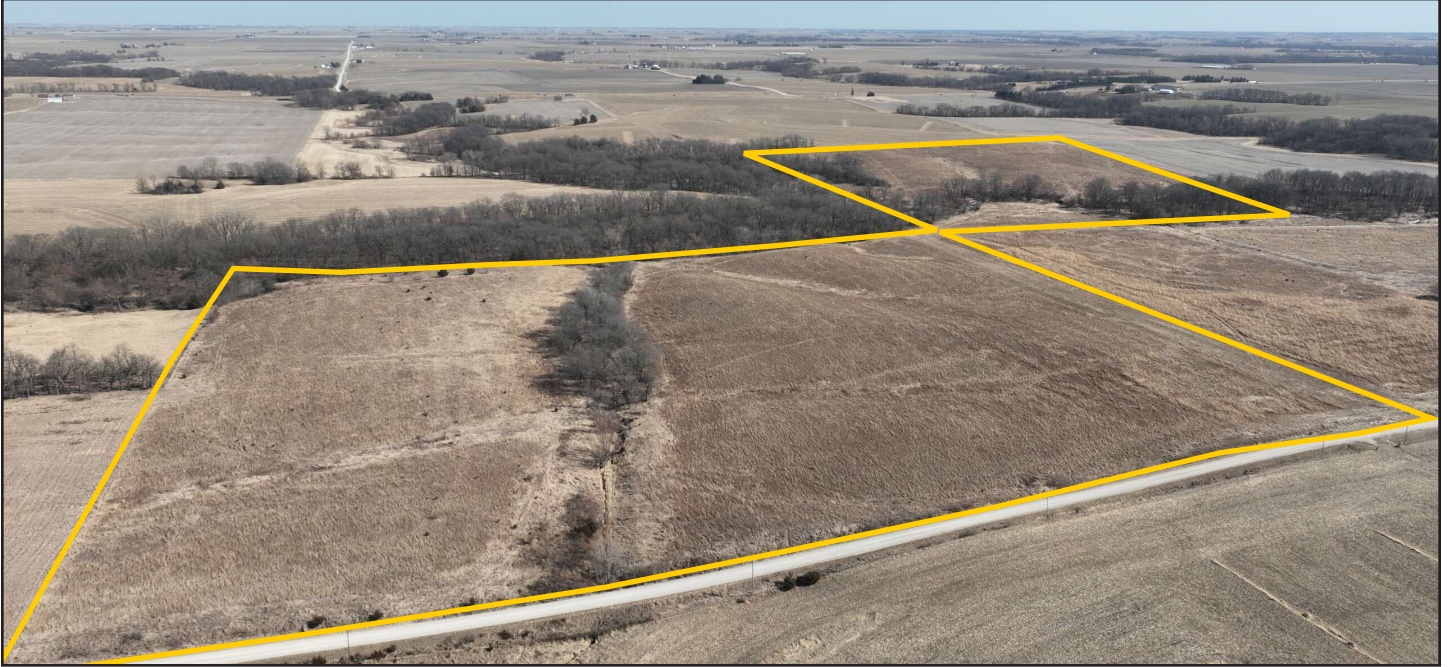
Southeast Looking Northwest



South Looking North



West Looking East

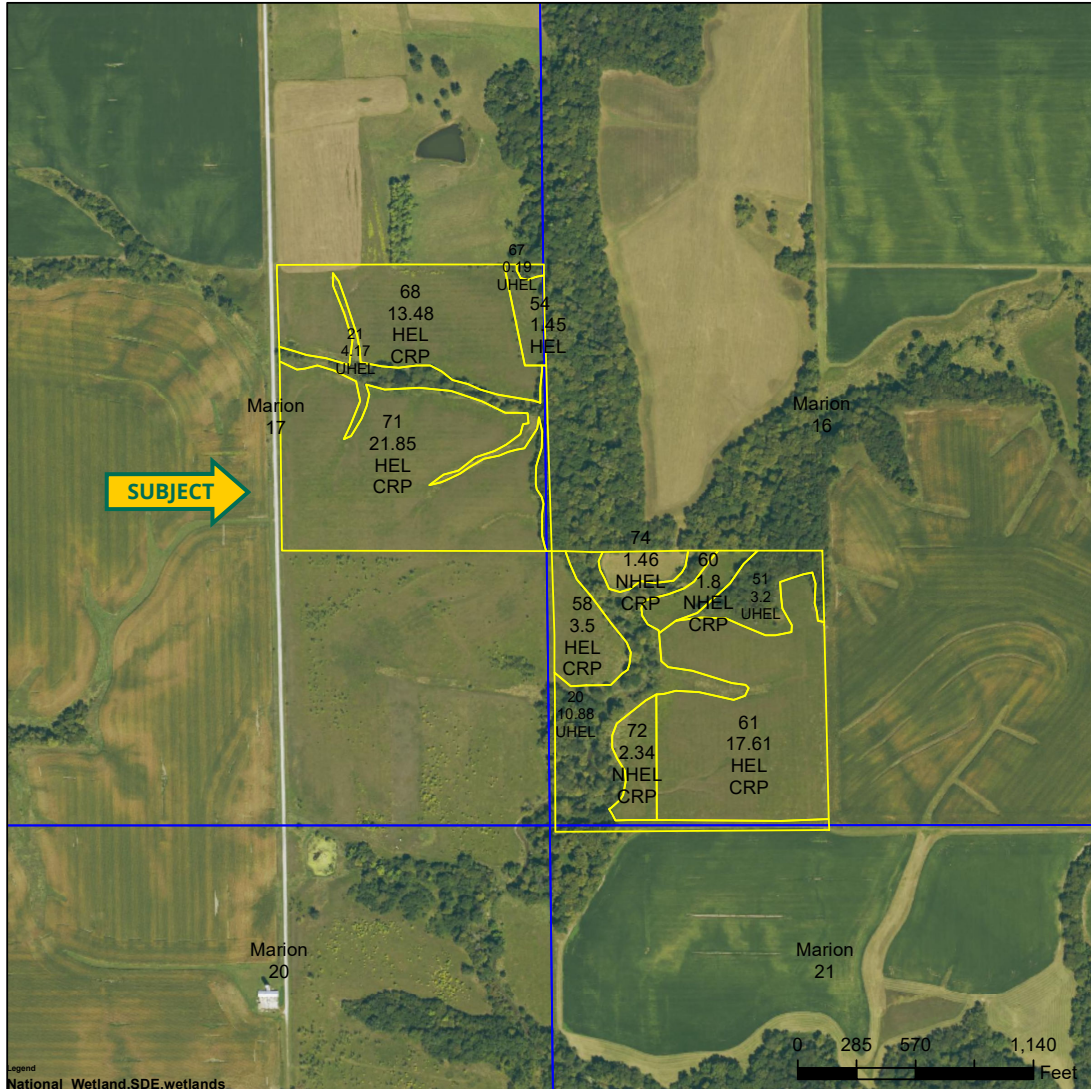


North Looking South





Henry County, Iowa



- Legend
- National Wetland.SDE.wetlands**
- Wetland Determination Identifiers**
- Restricted Use
 - ▼ Limited Restrictions
 - Exempt from Conservation Compliance Provisions
 - GIS_IA.sde.clu_a_ia087
 - plss_a_ia101
 - NAIPIUSDA_CONUS_PRIME
- RGB**
- Red: Band_1
 - Green: Band_2
 - Blue: Band_3

2026 Program Year
Map Created March 30, 2026

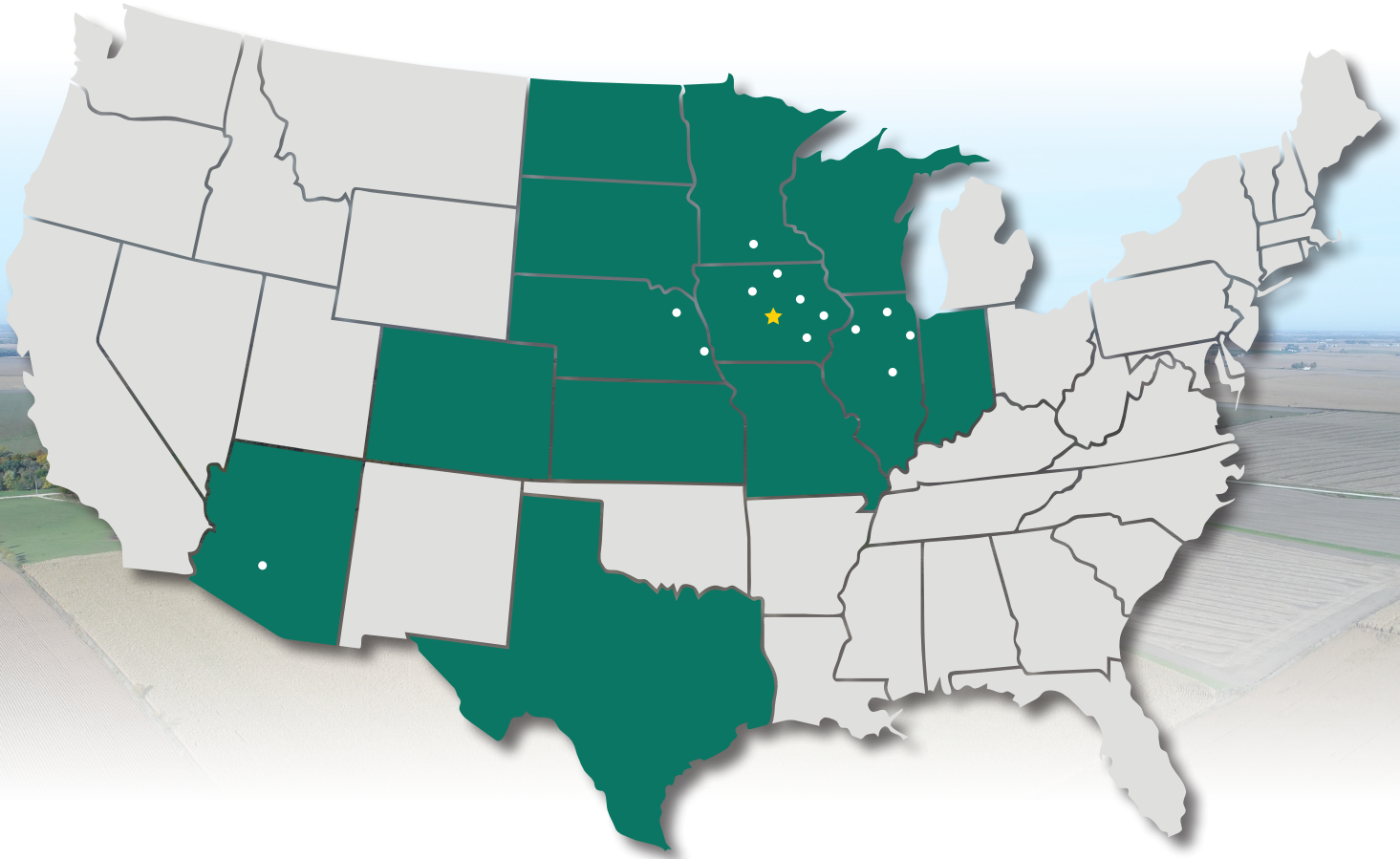
September 1, 2023 Imagery

Farm 5355
Tract 11340

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