

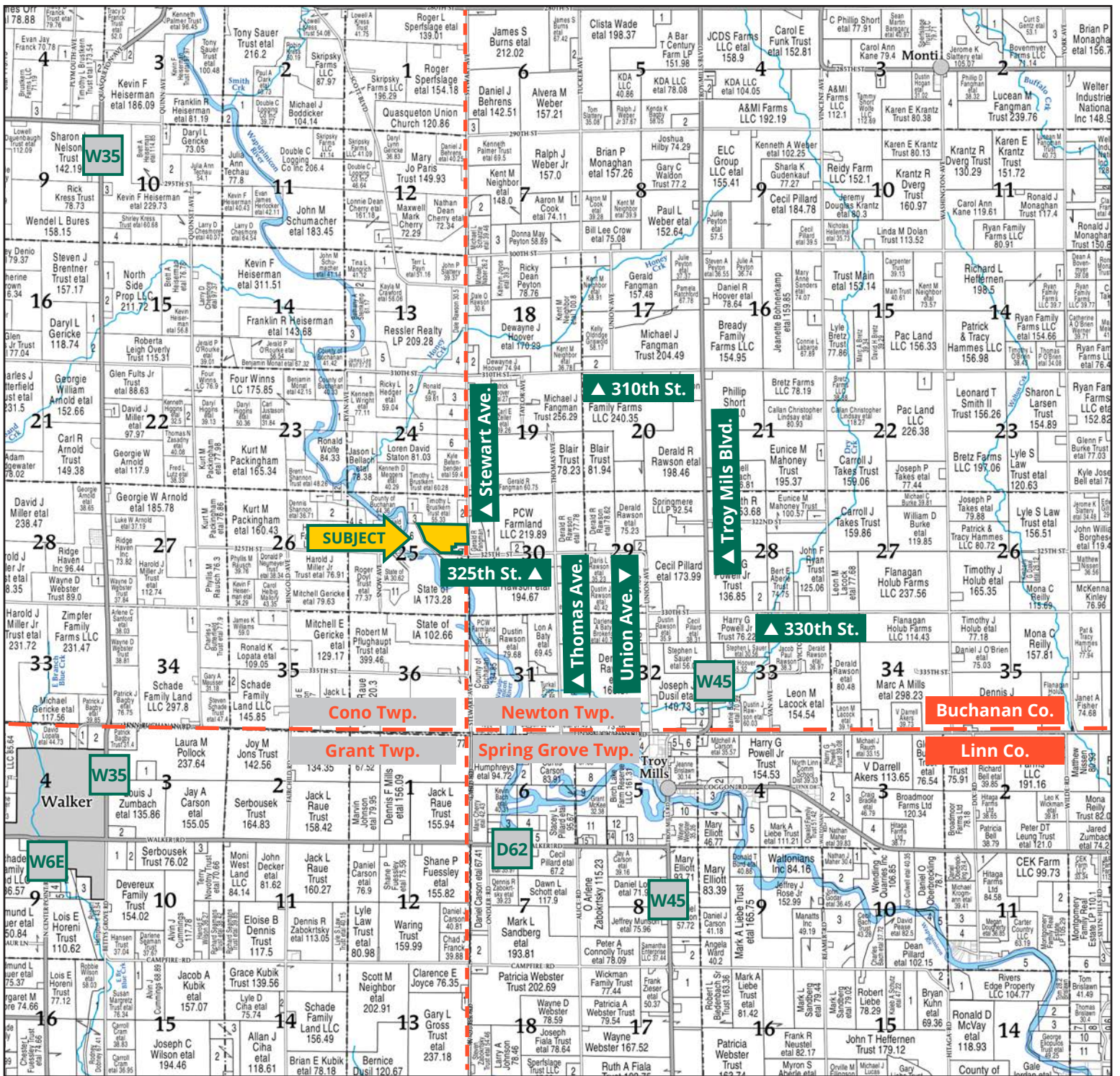
Liebe Farm



TROY LOUWAGIE, ALC
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319.895.8858 | 102 Palisades Road
Mount Vernon, IA 52314-0050 | www.Hertz.ag

51.29 Acres, m/I
Buchanan County, IA

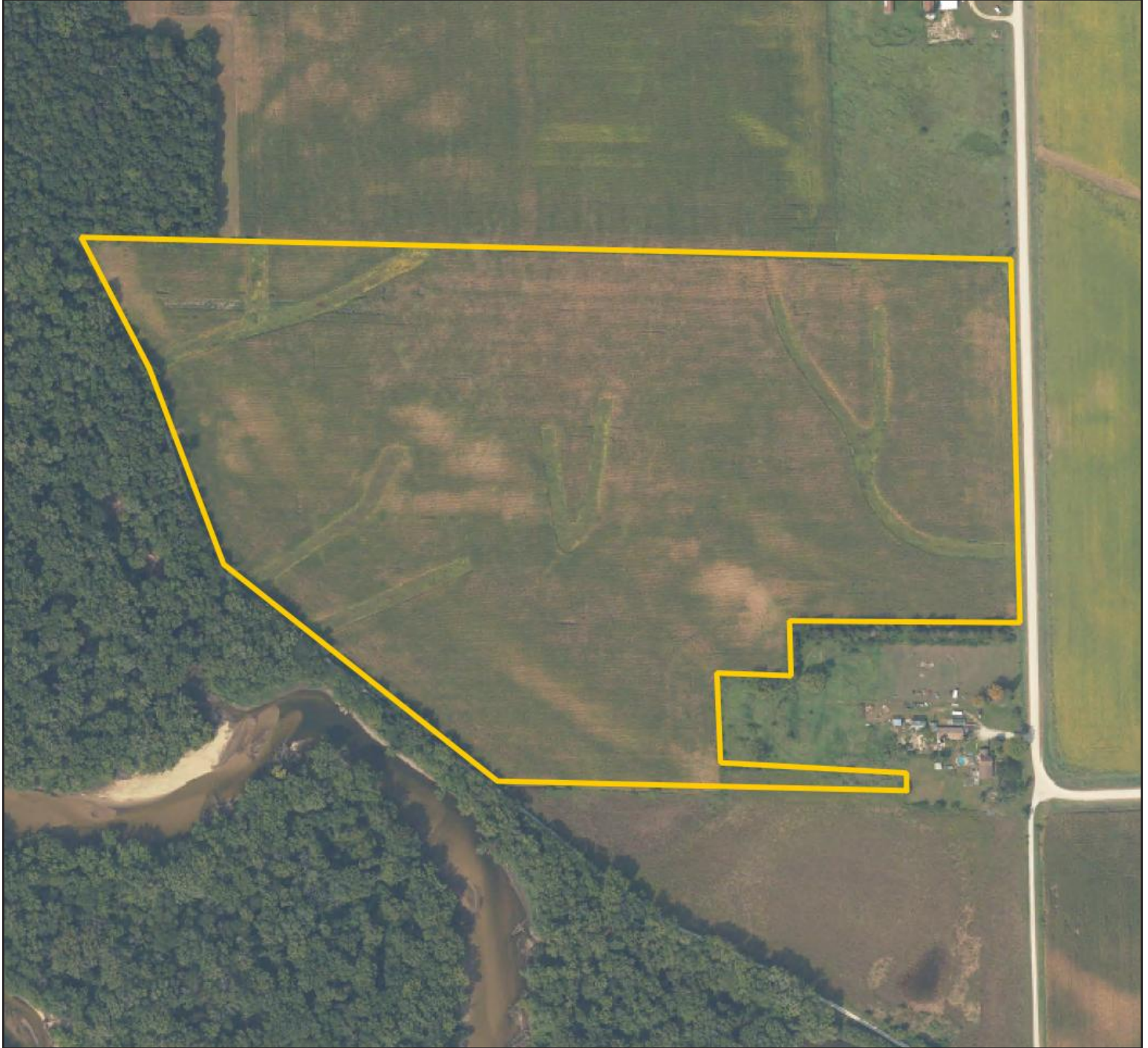


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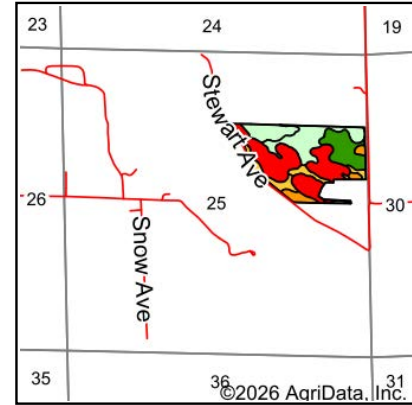
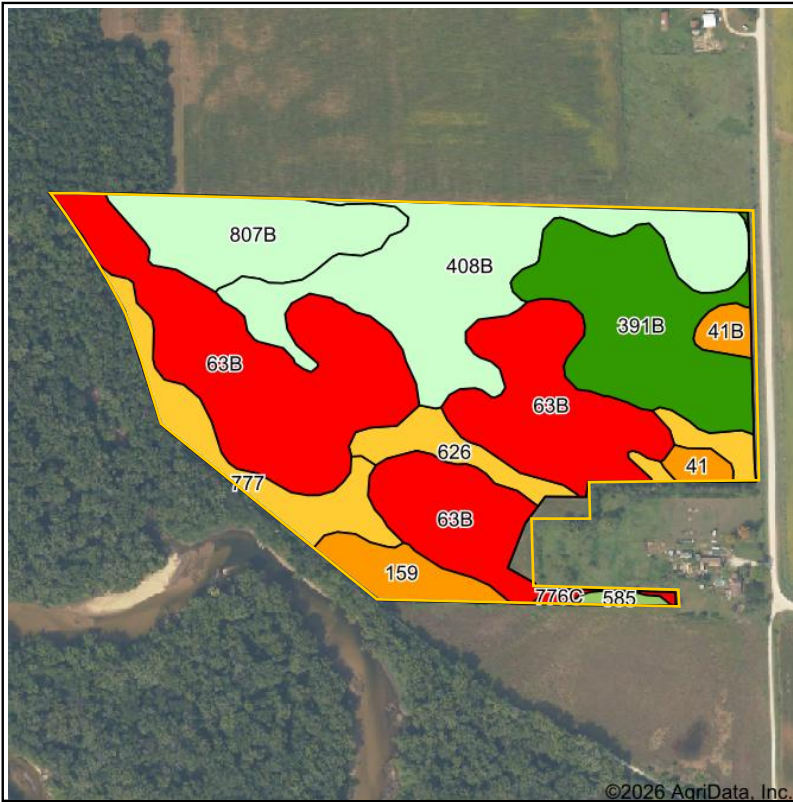
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FSA/Eff. Crop Acres: 52.06 | Grass Acres: 0.52 | Soil Productivity: 47.10 CSR2



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State: **Iowa**
 County: **Buchanan**
 Location: **25-87N-8W**
 Township: **Cono**
 Acres: **52.06**
 Date: **4/17/2026**



Soils data provided by USDA and NRCS.

Area Symbol: IA019, Soil Area Version: 32

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	Irr Class *c	CSR2**	
63B	Chelsea loamy fine sand, 2 to 5 percent slopes	20.47	39.3%			IVs	19	
408B	Olin sandy loam, 2 to 5 percent slopes	10.08	19.4%			Ile	64	
391B	Clyde-Floyd complex, 1 to 4 percent slopes	7.44	14.3%			Ilw	87	
807B	Schley variant sandy loam, 1 to 4 percent slopes	4.90	9.4%			Ilw	66	
777	Wapsie loam, 0 to 2 percent slopes	3.14	6.0%			Ils	51	
626	Hayfield loam, 0 to 2 percent slopes, rarely flooded	2.57	4.9%			Ils	53	
159	Finchford loamy sand, 0 to 2 percent slopes	1.78	3.4%			IVs	43	
41B	Sparta loamy sand, 2 to 5 percent slopes	0.64	1.2%			IVs Ile	42	
41	Sparta loamy sand, 0 to 2 percent slopes	0.51	1.0%			IVs Ile	48	
585	Coland-Spillville complex, 0 to 2 percent slopes, occasionally flooded	0.29	0.6%			Ilw	70	
776C	Lilah sandy loam, 2 to 9 percent slopes	0.24	0.5%			IVs	5	
Weighted Average						2.91	*-	47.1

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

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

Location

From Troy Mills: 1 mile north on Troy Mills Blvd., ½ mile west on 330th St., ½ mile north on Union Ave., 1½ miles west on 325th St. and north on Stewart Ave. The farm is on the west side of the road.

Simple Legal

The S½ of the NE¼ of Section 25, Township 87 North, Range 8 West of the 5th P.M., Buchanan County, Iowa, EXCEPT that part deeded to the Buchanan County Conservation Board and EXCEPT Parcel B, POS No. 1996R03529. *Final abstract/title documents to govern legal description.*

Price & Terms

- \$512,900.00
- \$10,000/acre
- 10% down upon acceptance of offer, balance due in cash at closing.

Possession

Negotiable.

Real Estate Tax

Taxes Payable 2025-2026: \$1,216.00
Net Taxable Acres: 51.29
Tax per Net Taxable Acre: \$23.71

Lease Status

This farm is owner operated for the 2026 crop year.

FSA Data

Farm 6732, Tract 24043
FSA/Eff. Crop Acres: 52.06
Cert. Grass Acres: 0.52
Corn Base Acres: 49.40
Corn PLC Yield: 124 Bu.
Bean Base Acres: 2.50
Bean PLC Yield: 39 Bu.

Soil Types/Productivity

Primary soils are Chelsea, Olin and Clyde-Floyd. CSR2 on the FSA/Eff. crop acres is 47.10. 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

The farm is level to gently rolling.

Drainage

This farm is pattern tiled. See tile map for details.

Buildings/Improvements

None.

Water & Well Information

None.

Comments

This is a productive Buchanan County farm that has pattern tile.



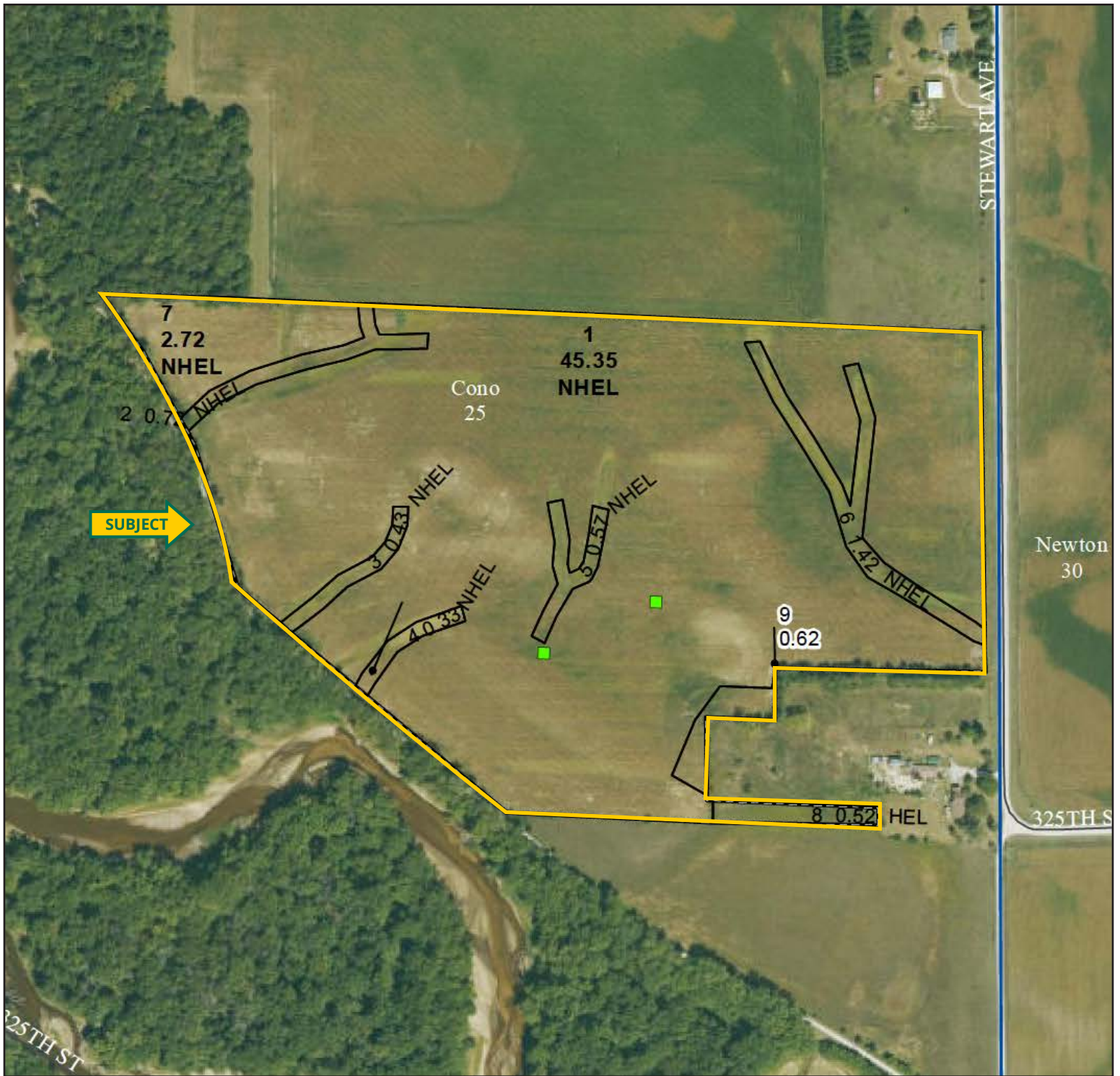
The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Real Estate Services or its staff. All acres are considered more or less, unless otherwise stated. All property boundaries are approximate. Soil productivity ratings are based on the information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

Southeast Corner Looking Northwest

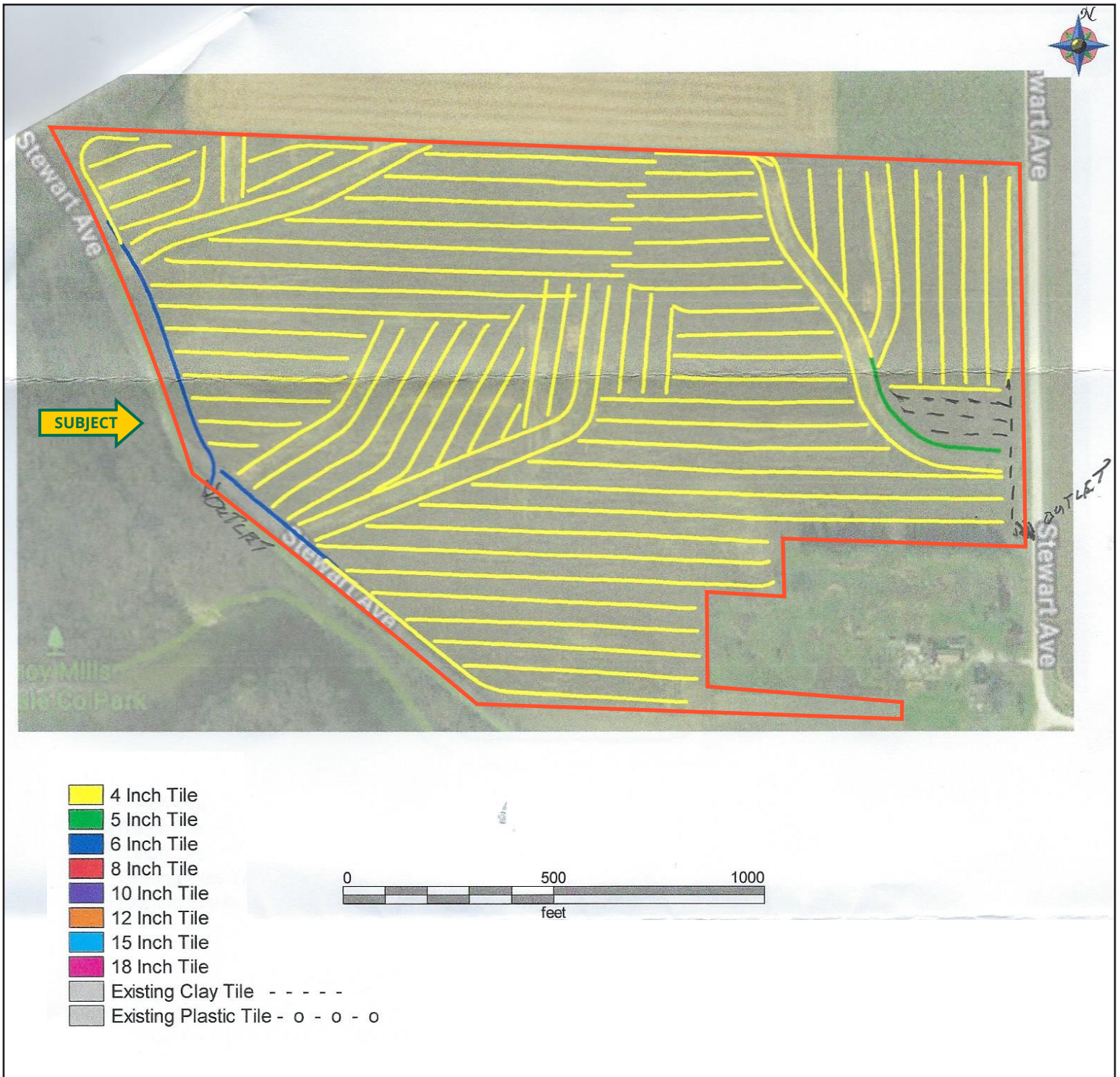


Southwest Corner Looking Northeast

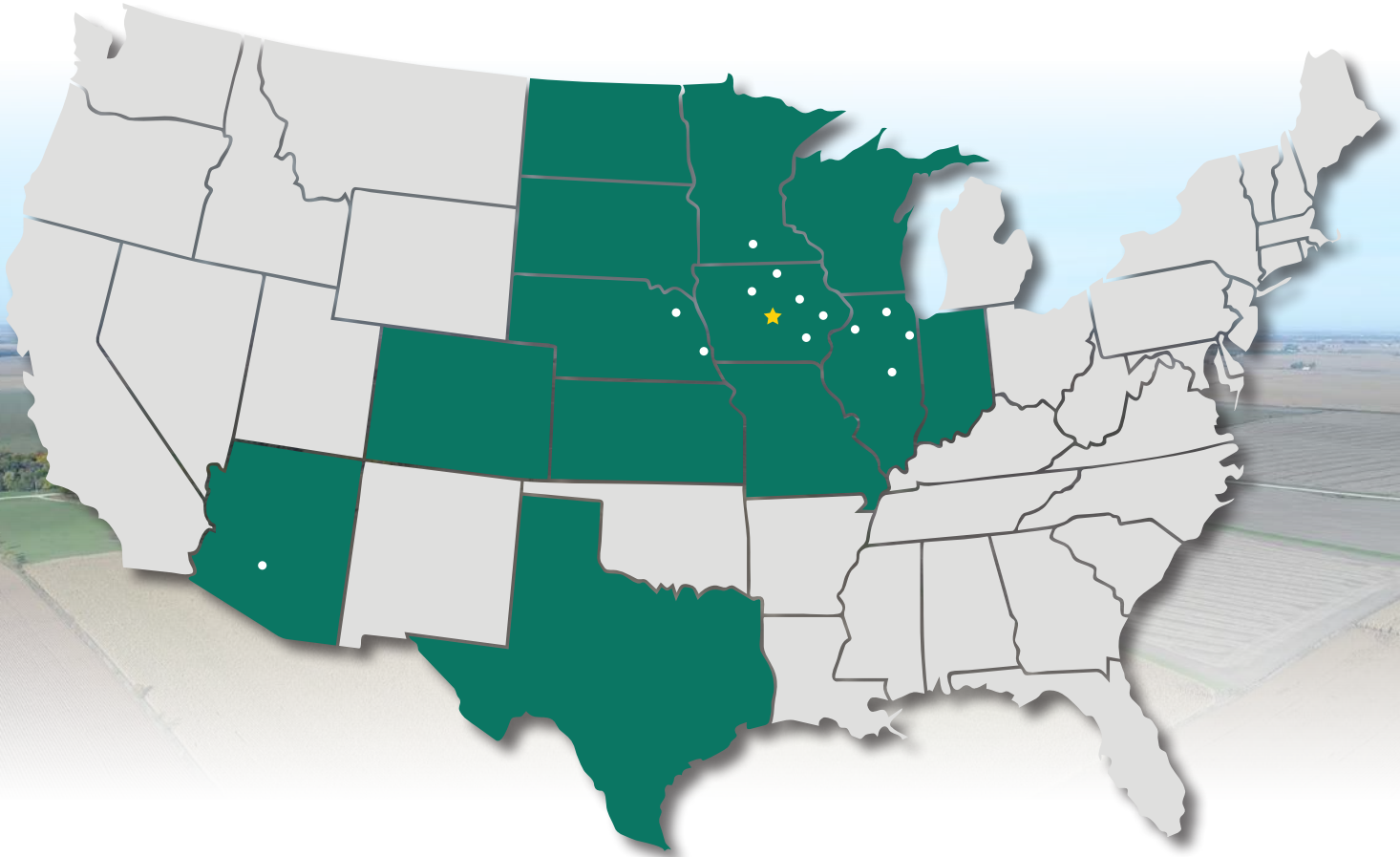








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