

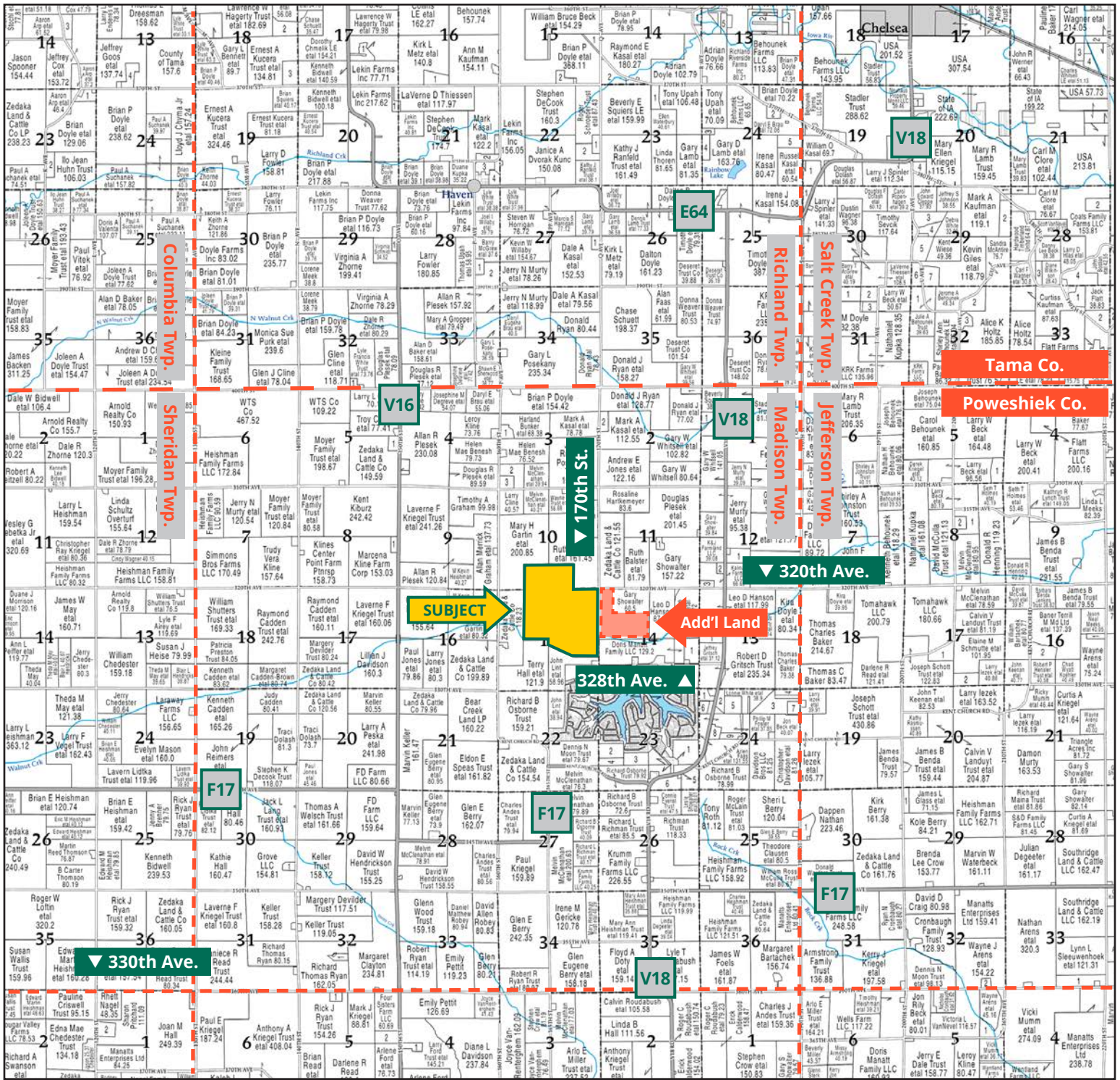
Ryan Farm



TROY LOUWAGIE, ALC
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Mount Vernon, IA 52314-0050 | www.Hertz.ag

363.63 Acres, m/l
Poweshiek County, IA

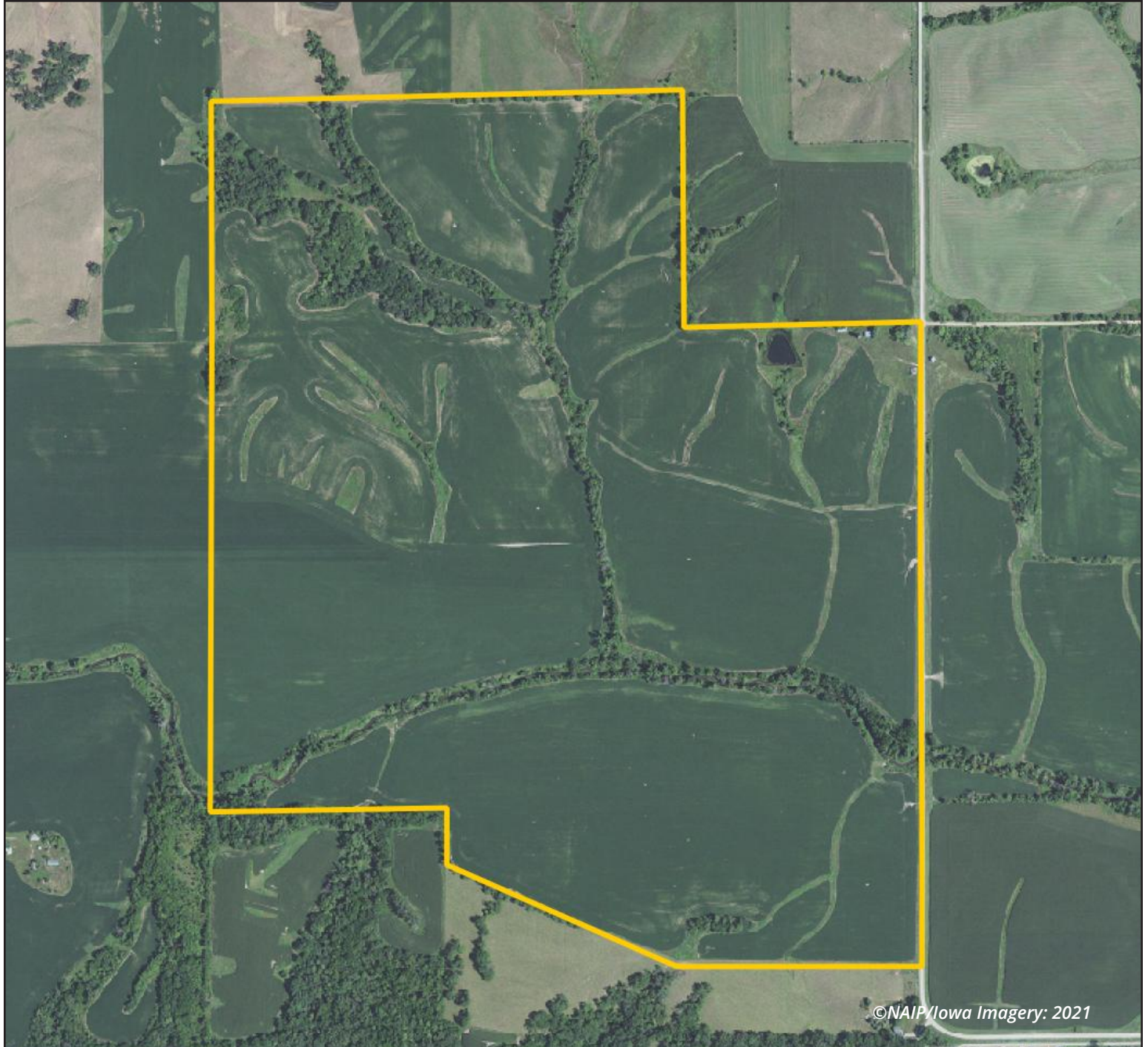


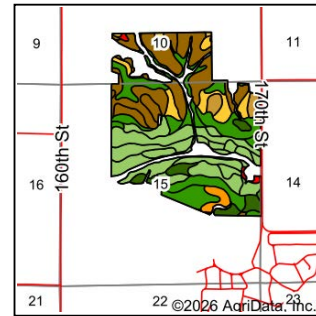
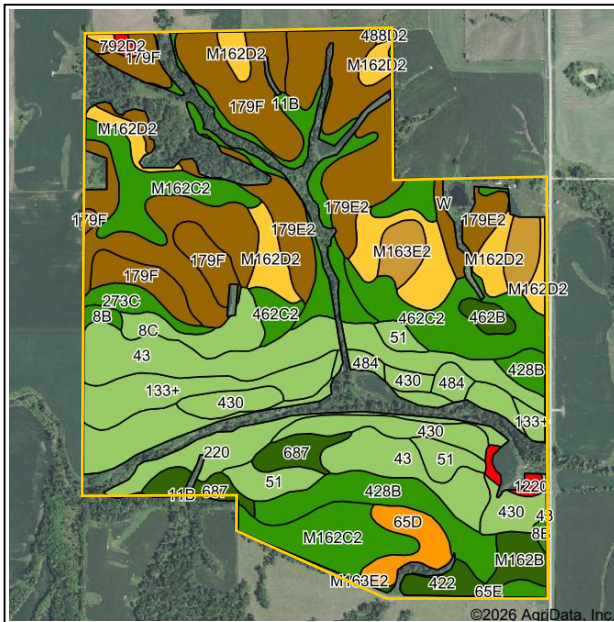
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FSA/Eff. Crop Acres: 316.86 | Soil Productivity: 62.20 CSR2





State: **Iowa**
 County: **Poweshiek**
 Location: **15-81N-14W**
 Township: **Madison**
 Acres: **316.86**
 Date: **6/15/2026**



Soils data provided by USDA and NRCS.

Area Symbol: IA157, Soil Area Version: 29

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
179E2	Gara loam, 14 to 18 percent slopes, moderately eroded	52.04	16.5%		Vle	26
43	Bremer silty clay loam, 0 to 2 percent slopes, rarely flooded	32.80	10.3%		llw	79
179F	Gara loam, 18 to 25 percent slopes	28.28	8.9%		Vle	20
M162C2	Downs silt loam, till plain, 5 to 9 percent slopes, eroded	27.08	8.5%		llle	82
M162D2	Downs silt loam, till plain, 9 to 14 percent slopes, eroded	23.63	7.5%		IVe	57
220	Nodaway silt loam, shallow loess, 0 to 2 percent slopes, occasionally flooded	21.06	6.6%		llw	77
462C2	Downs silt loam, benches, 5 to 9 percent slopes, moderately eroded	16.80	5.3%		llle	82
430	Ackmore silt loam, 0 to 2 percent slopes, occasionally flooded	15.79	5.0%		llw	70
428B	Ely silty clay loam, 2 to 5 percent slopes	15.28	4.8%		lle	88
11B	Colo-Ely complex, 0 to 5 percent slopes	13.17	4.2%		llw	86
133+	Colo silt loam, 0 to 2 percent slopes, occasionally flooded, overwash	12.98	4.1%		llw	78
51	Vesser silt loam, 0 to 2 percent slopes	8.81	2.8%		llw	74
M163E2	Fayette silt loam, till plain, 14 to 18 percent slopes, eroded	7.81	2.5%		IVe	36
687	Watkins silt loam, 0 to 2 percent slopes	7.50	2.4%		I	95
8C	Judson silty clay loam, 5 to 9 percent slopes	6.56	2.1%		llle	79
65D	Lindley loam, 9 to 14 percent slopes	6.27	2.0%		IVe	44
M162B	Downs silt loam, till plain, 2 to 5 percent slopes	4.10	1.3%		lle	90
273C	Olimitz loam, 5 to 9 percent slopes	3.70	1.2%		llle	82
484	Lawson silt loam, 0 to 2 percent slopes, occasionally flooded	3.31	1.0%		llw	79
422	Amana silt loam, 0 to 2 percent slopes	3.28	1.0%		llw	92
462B	Downs silt loam, benches, 2 to 5 percent slopes	2.19	0.7%		lle	90
8B	Judson silty clay loam, 2 to 5 percent slopes	1.63	0.5%		lle	84
1220	Nodaway-Ackmore silt loams, channeled, 0 to 2 percent slopes	1.42	0.4%		Vw	5
792D2	Armstrong loam, 9 to 14 percent slopes, moderately eroded	0.79	0.2%		IVe	7
65E	Lindley loam, 14 to 18 percent slopes	0.40	0.1%		IVe	23
488D2	Downs variant, silt loam, 9 to 14 percent slopes, moderately eroded	0.38	0.1%		llle	57
Weighted Average					3.42	62.2

Location

From Brooklyn: At State Hwy 398 and US-6, ¼ mile east on US-6, 5¾ miles north on Co. Rd. V18, 1¼ miles west on 328th Ave. and continue north on 170th St. The property is west of 170th St.

From Chelsea: 7 miles southwest on Co. Rd. V18, 1¼ miles west on 320th Ave. and south on 170th St.

Simple Legal

The SE¼ SW¼ & SW¼ SE¼ of Section 10; the E½ NW¼, NE¼ & N½ SE¼ of Section 15 in Township 81 North, Range 14 West of the 5th P.M., Poweshiek County, Iowa, excepting Parcel A. *Final abstract/title documents to govern legal description.*

Address

3202 170th St.
Brooklyn, IA 52211

Price & Terms

- 4,090,838.00
- \$11,250/acre
- 10% down upon acceptance of offer, balance due in cash at closing.

Possession

Negotiable.

Real Estate Tax

Taxes Payable 2025-2026: \$9,772.00
Gross Acres: 363.63
Net Taxable Acres: 360.09

Lease Status

Farm is leased for the 2026 crop year.

FSA Data

Farm 3785, Part of Tract 9201
FSA/Eff. Crop Acres: 316.86
Corn Base Acres: 144.79*
Corn PLC Yield: 135 Bu.
Bean Base Acres: 29.70*
Bean PLC Yield: 49 Bu.
**Acres are estimated pending reconstitution of farm by the Poweshiek County FSA office.*

Soil Types/Productivity

Primary soils are Gara, Bremer and Downs. CSR2 on the FSA/Eff. crop acres is 62.20. 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 rolling.

Drainage

Drainage is natural with some tile. Contact the agent for tile maps.

Buildings/Improvements

Improvements include two metal pole cattle sheds (45' × 25' & 53' × 23'), a concrete silo (18' × 50'), and a machine shed (30' × 40').

Water & Well Information

There is access to rural water supply at the building site and an attractive ½-acre pond is located in the northeast corner of the farm.

Comments

This is a well-maintained Poweshiek County farm with productive soils in a strong area, just north of Holiday Lake.

Additional Land for Sale

Seller has an additional tract of land for sale located east of this property. See Additional Land Aerial Photo.



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.

Southwest Corner Looking Northeast



Southeast Corner Looking Northwest



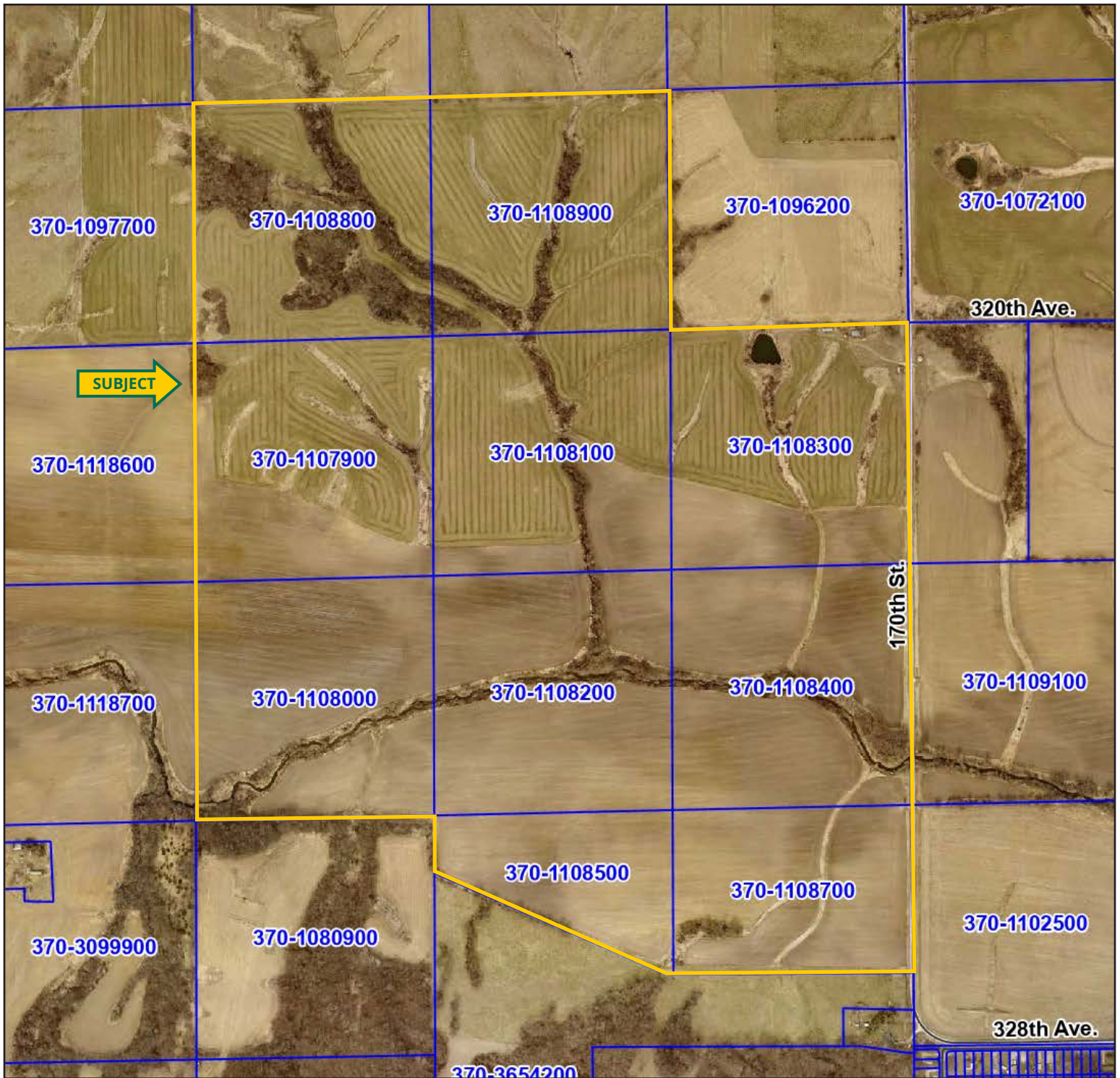
South of Structures Looking North

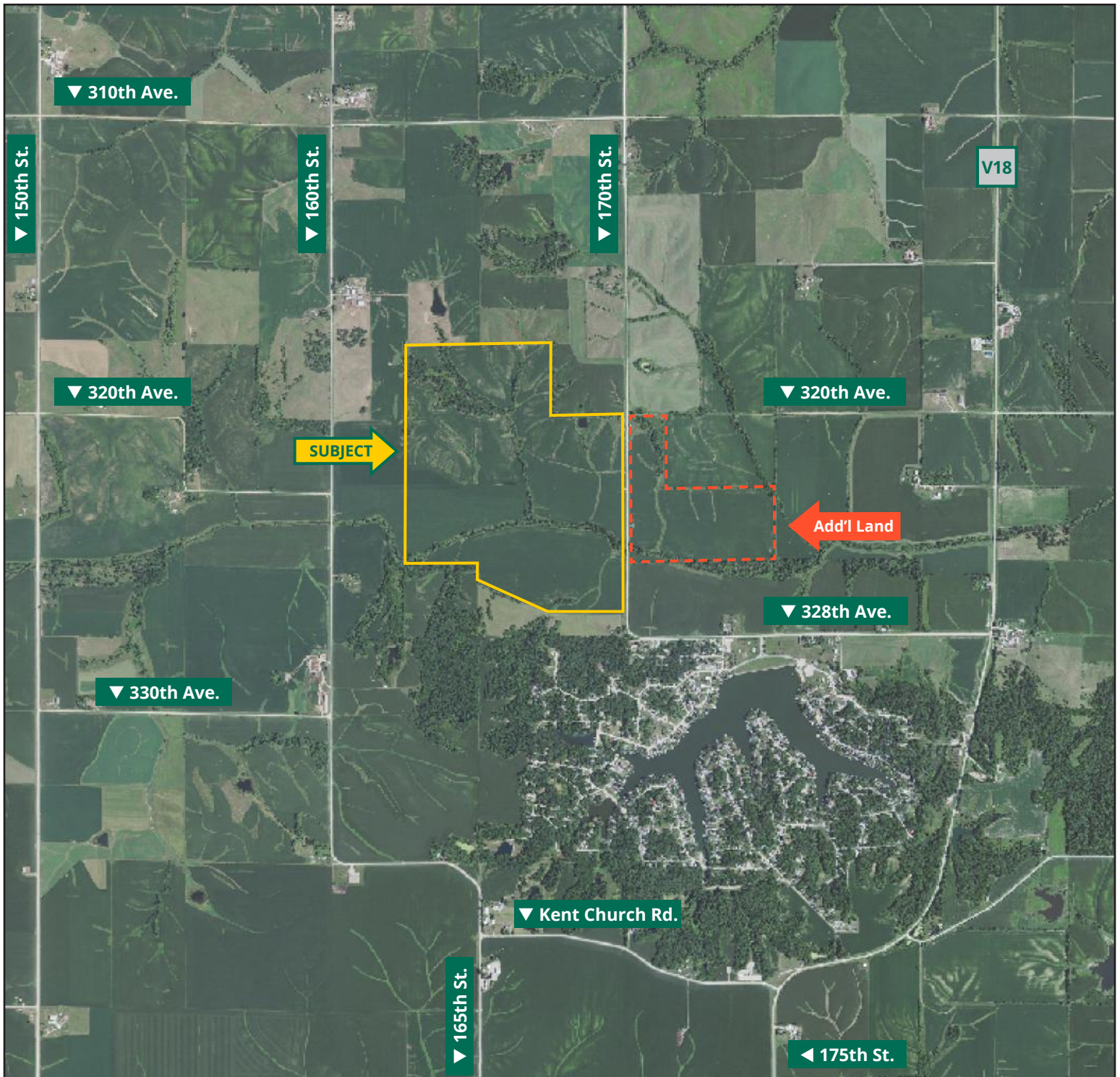


East of Pond Looking West





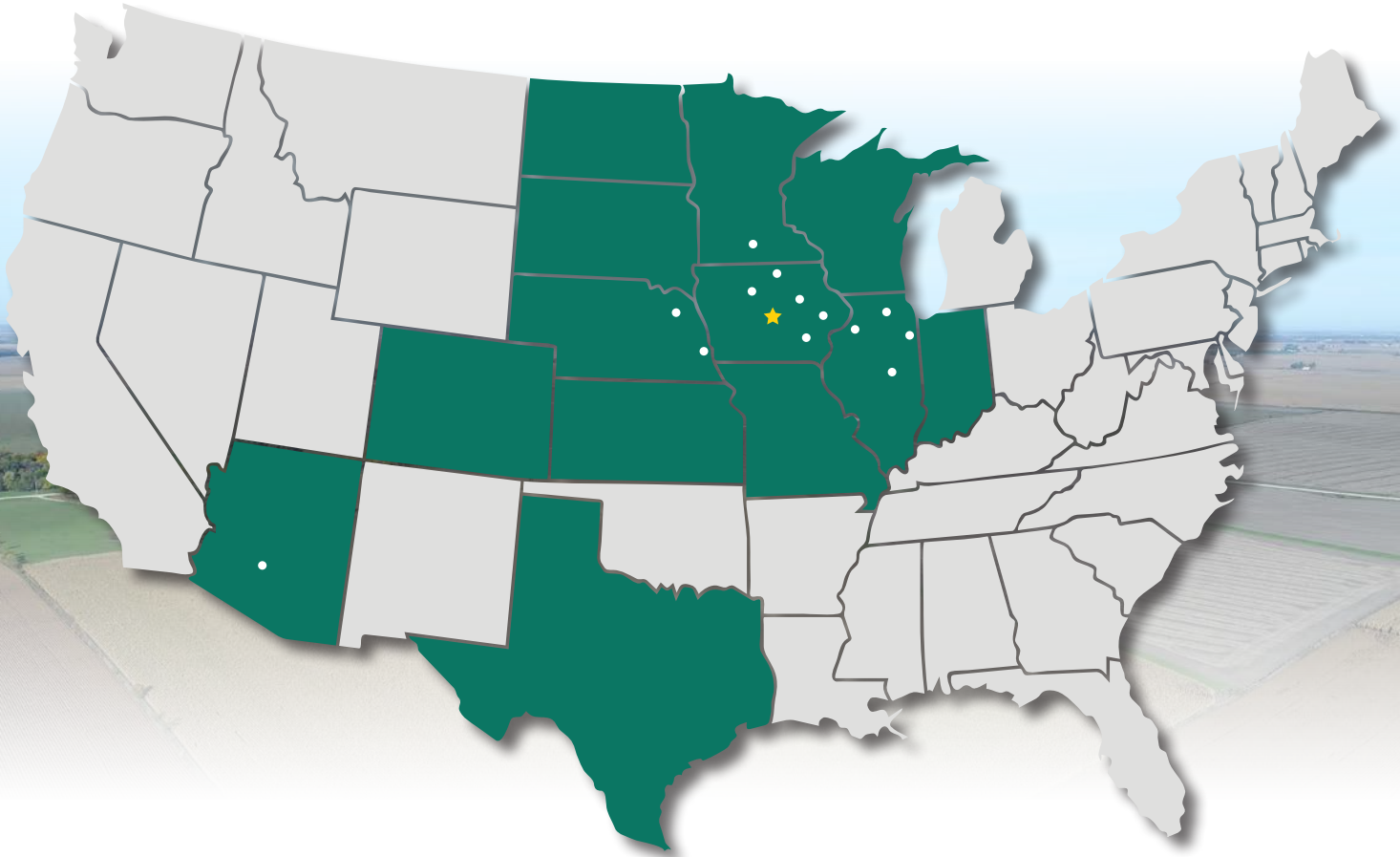




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