

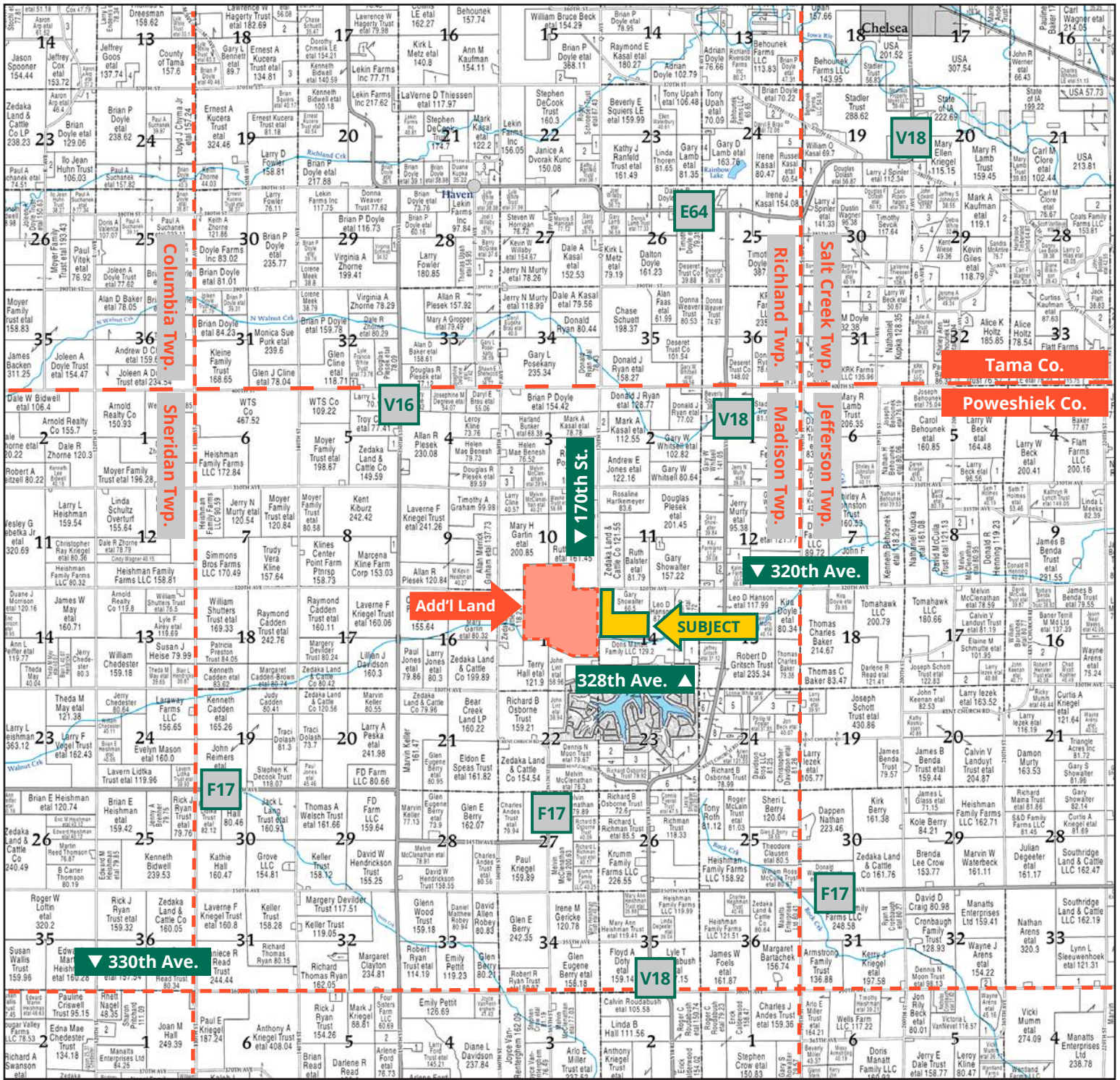
Ryan Farm



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

100.00 Acres, m/l
Poweshiek County, IA



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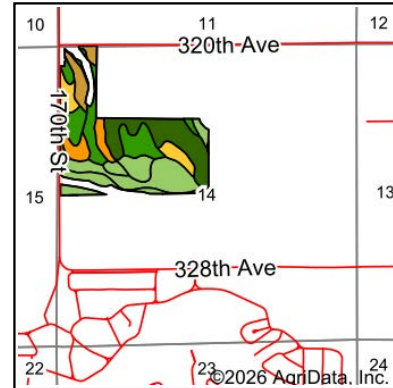
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FSA/Eff. Crop Acres: 91.90 | Soil Productivity: 75.40 CSR2



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State: **Iowa**
 County: **Poweshiek**
 Location: **14-81N-14W**
 Township: **Madison**
 Acres: **91.9**
 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**
462B	Downs silt loam, benches, 2 to 5 percent slopes	19.72	21.4%		Ile	90
133+	Colo silt loam, 0 to 2 percent slopes, occasionally flooded, overwash	17.63	19.2%		Ilw	78
428B	Ely silty clay loam, 2 to 5 percent slopes	8.29	9.0%		Ile	88
M162D2	Downs silt loam, till plain, 9 to 14 percent slopes, eroded	7.42	8.1%		IVe	57
220	Nodaway silt loam, shallow loess, 0 to 2 percent slopes, occasionally flooded	7.07	7.7%		Ilw	77
451D2	Caleb loam, 9 to 14 percent slopes, moderately eroded	6.56	7.1%		IVe	45
11B	Colo-Ely complex, 0 to 5 percent slopes	6.43	7.0%		Ilw	86
M163E2	Fayette silt loam, till plain, 14 to 18 percent slopes, eroded	5.61	6.1%		IVe	36
462C2	Downs silt loam, benches, 5 to 9 percent slopes, moderately eroded	4.95	5.4%		Ille	82
51	Vesser silt loam, 0 to 2 percent slopes	4.65	5.1%		Ilw	74
43	Bremer silty clay loam, 0 to 2 percent slopes, rarely flooded	2.14	2.3%		Ilw	79
M162C2	Downs silt loam, till plain, 5 to 9 percent slopes, eroded	1.34	1.5%		Ille	82
133	Colo silty clay loam, 0 to 2 percent slopes, occasionally flooded	0.09	0.1%		Ilw	78
Weighted Average					2.49	75.4

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

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 east 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 W½ NW¼ of the NW¼ & S½ NW¼ Section 14, Township 81 North, Range 14 West of the 5th P.M., Poweshiek County, Iowa. *Final abstract/title documents to govern legal description.*

Price & Terms

- \$1,350,000.00
- \$13,500/acre
- 10% down upon acceptance of offer, balance due in cash at closing.

Possession

Negotiable.

Real Estate Tax

Taxes Payable 2025-2026: \$3,330.00
Gross Acres: 100.00
Net Taxable Acres: 96.78

Lease Status

Farm is leased for the 2026 crop year.

FSA Data

Farm 3785, Part of Tract 9201
FSA/Eff. Crop Acres: 91.90
Corn Base Acres: 42.00*
Corn PLC Yield: 135 Bu.
Bean Base Acres: 8.61*
Bean PLC Yield: 49 Bu.
**Acres are estimated pending reconstitution of farm by the Poweshiek County FSA office.*

Soil Types/Productivity

Primary soils are Downs, Colo and Ely. CSR2 on the FSA/Eff. crop acres is 75.40. 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 gently rolling to rolling.

Drainage

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

Buildings/Improvements

There is a metal grain bin (27' x 19') located in the northwest corner of the farm.

Water & Well Information

None.

Comments

This is a productive Poweshiek County farm located just north of Holiday Lake and recreational activities.

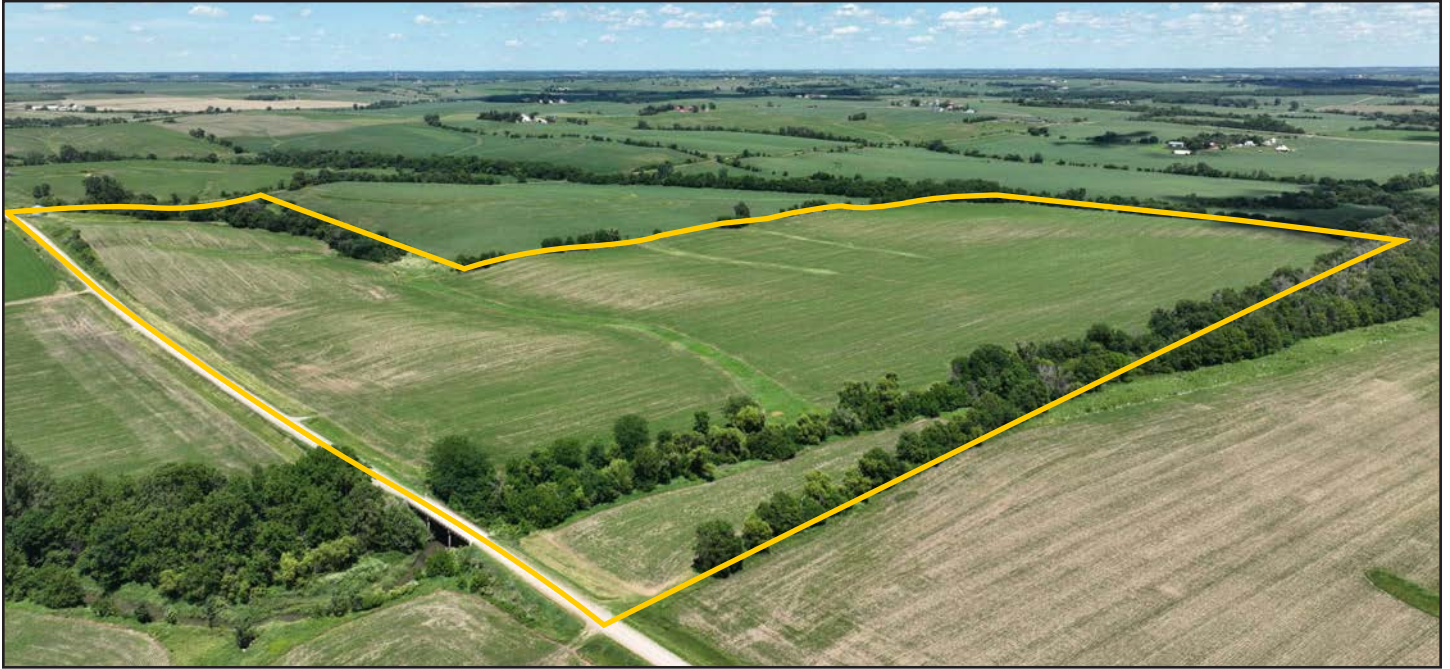
Additional Land for Sale

Seller has an additional tract of land for sale located west 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

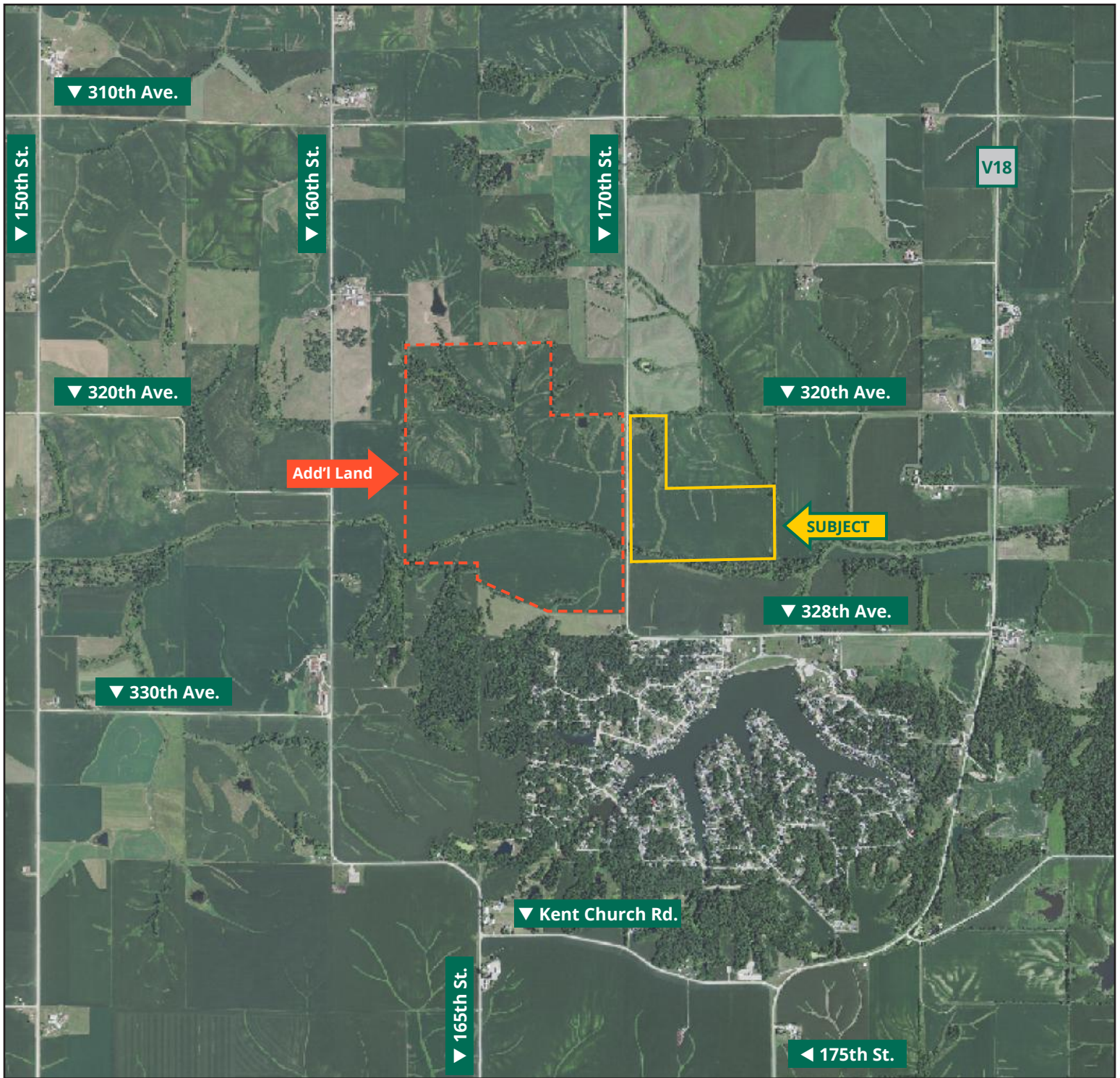


Southeast of Grain Bin Looking Northwest





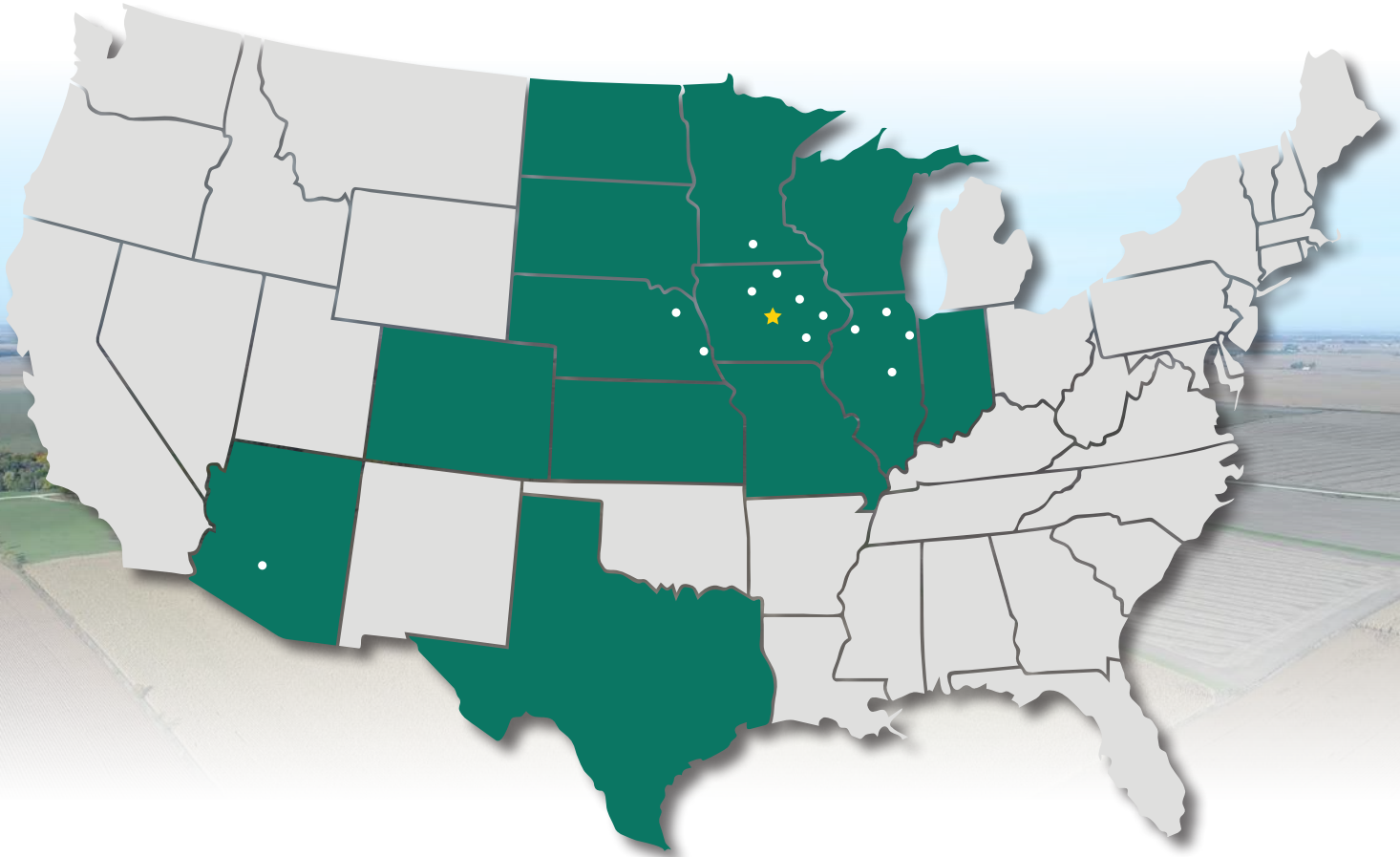




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