



LAND FOR SALE

A High-Quality Farm Located on a Hard-Surfaced Road



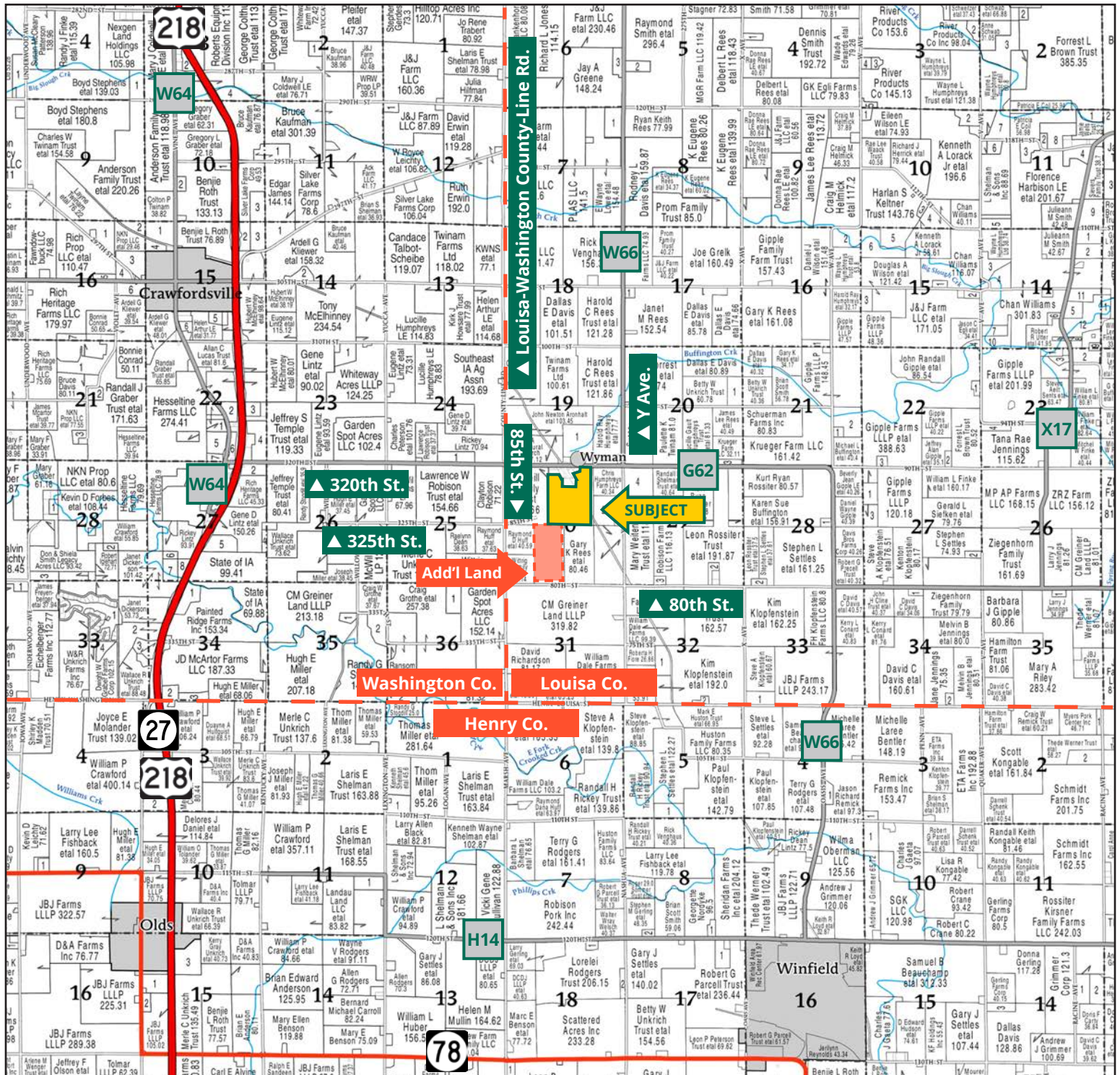
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101.80 Acres, m/I
Louisa County, IA



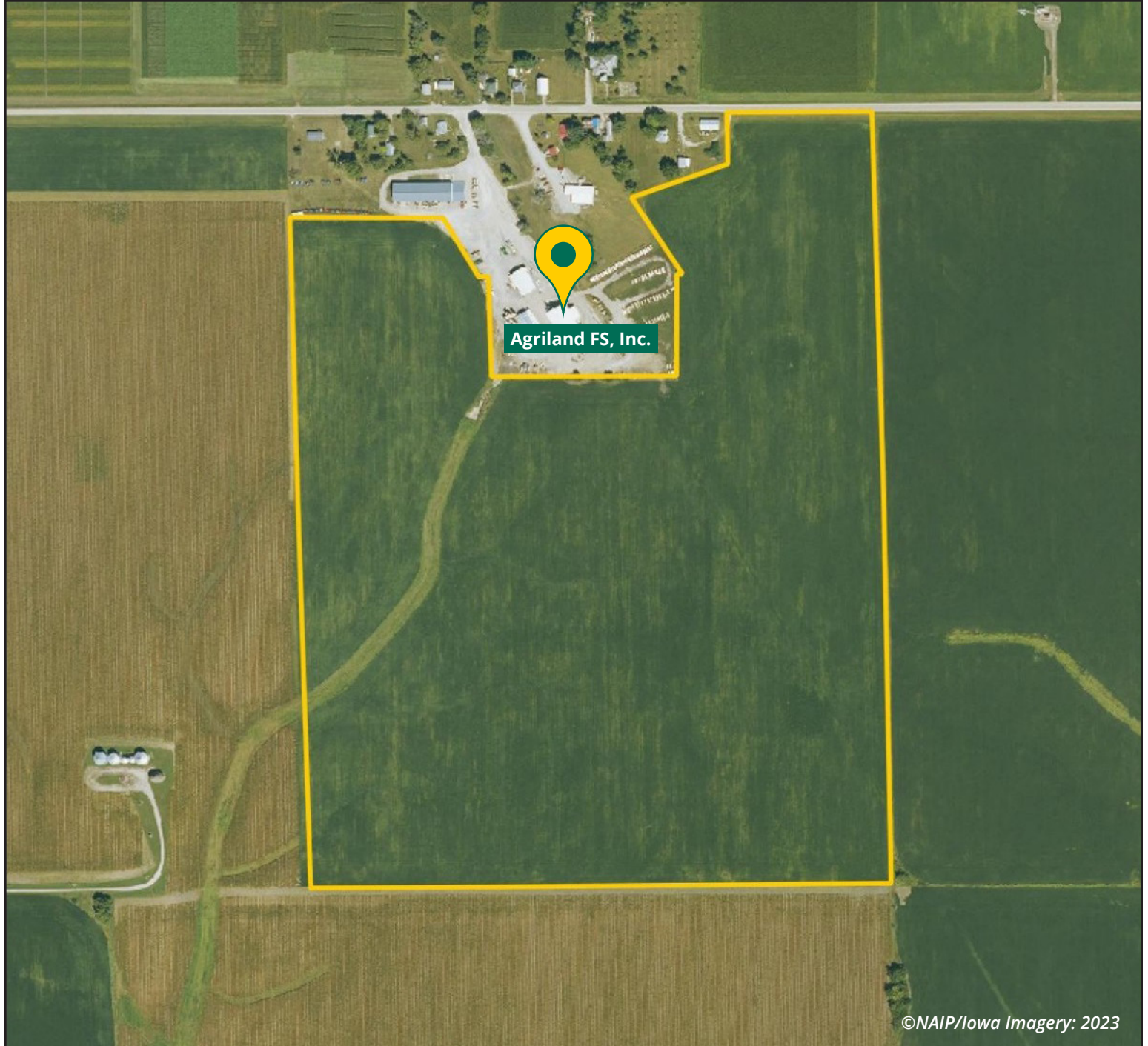
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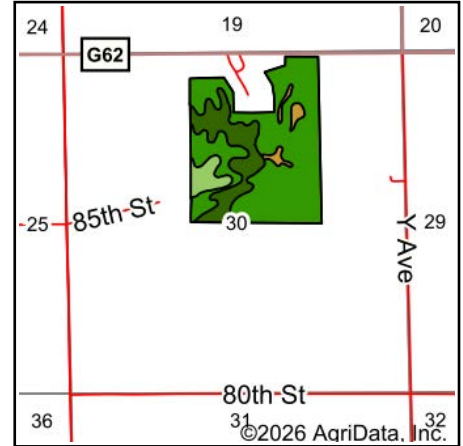
FSA/Eff. Crop Acres: 101.45 | Soil Productivity: 82.50 CSR2



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State: **Iowa**
 County: **Louisa**
 Location: **30-74N-5W**
 Township: **Elm Grove**
 Acres: **101.45**
 Date: **7/14/2026**



Maps Provided By:

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Soils data provided by USDA and NRCS.

Area Symbol: IA115, Soil Area Version: 29

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
279	Taintor silty clay loam, 0 to 2 percent slopes	61.70	60.8%		IIw	83
280	Mahaska silty clay loam, 0 to 2 percent slopes	19.07	18.8%		Iw	94
570B	Nira silty clay loam, 2 to 5 percent slopes	12.01	11.8%		Ile	81
570C2	Nira silty clay loam, 5 to 9 percent slopes, moderately eroded	5.44	5.4%		IIle	70
122	Sperry silt loam, 0 to 1 percent slopes	3.23	3.2%		IIIw	33
Weighted Average					1.90	82.5

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

Location

From Crawfordsville: 1½ miles south on US-218 and 3 miles east on Co. Rd. G62. The property is on the south side of the road.

Simple Legal

That part of the E½ of the NW¼ and the W½ of the NE¼ of Section 30, Township 74 North, Range 5 West of the 5th P.M., Louisa County, Iowa. *Final abstract/title documents to govern legal description.*

Price & Terms

- \$1,552,450.00
- \$15,250/acre
- 10% down upon acceptance of offer, balance due in cash at closing.

Possession

Negotiable.

Real Estate Tax

Taxes Payable 2025-2026: \$4,358.00
Net Taxable Acres: 101.80
Tax per Net Taxable Acre: \$42.81

Lease Status

Farm is leased for the 2026 crop year.

FSA Data

Farm 4437, Tract 2481
FSA/Eff. Crop Acres: 101.45
Corn Base Acres: 78.40
Corn PLC Yield: 176 Bu.
Bean Base Acres: 19.10
Bean PLC Yield: 55 Bu.

Soil Types/Productivity

Primary soils are Taintor, Mahaska and Nira. CSR2 on the FSA/Eff. crop acres is 82.50. See soil map for detail.

Mineral Rights

All mineral rights owned by the Seller, if any, will be transferred to the Buyer(s).

Yield History (Bu./Ac.)

Year	Corn	Beans
2025	—	63.59
2024	239.51	—
2023	—	75.38
2022	214.01	—
2021	—	65.99

Yield information is reported by operator records. Contact agent for additional yield history data.

Land Description

The farm is level to gently rolling.

Drainage

Drainage is natural with some tile. Contact a listing agent for tile maps.

Buildings/Improvements

None.

Water & Well Information

None.

Comments

This is a highly productive Louisa County farm with an 82.50 CSR2.

Additional Land for Sale

Seller has an additional tract of land for sale located south 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.

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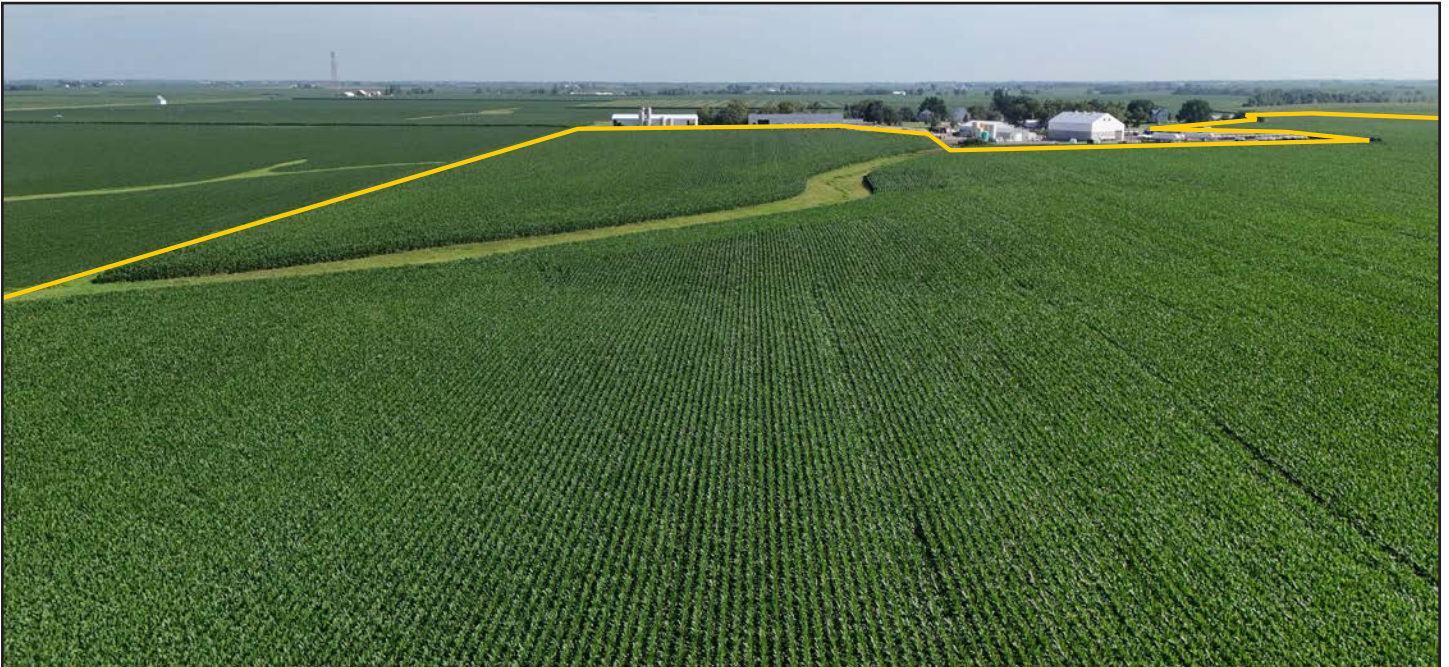
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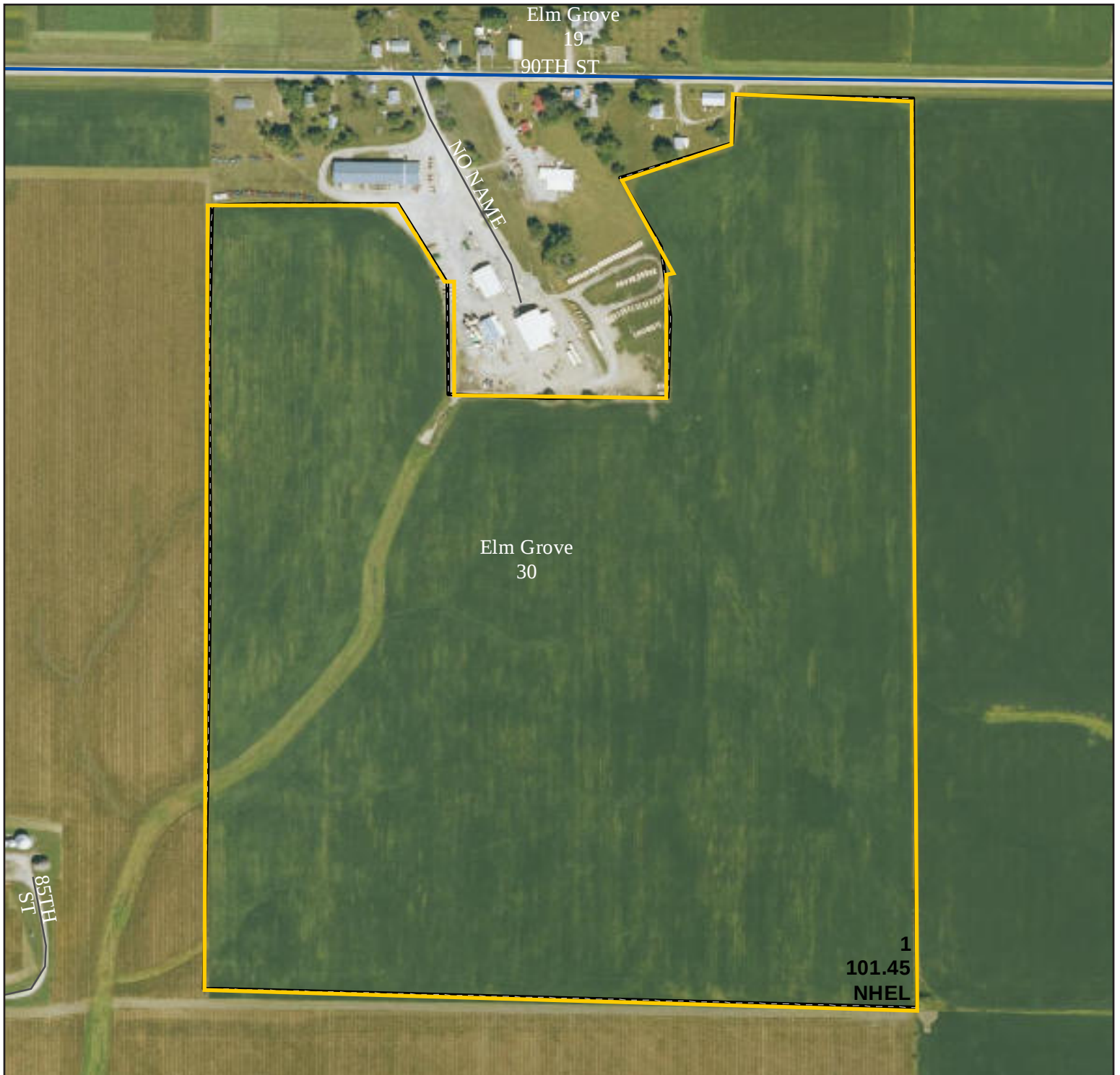
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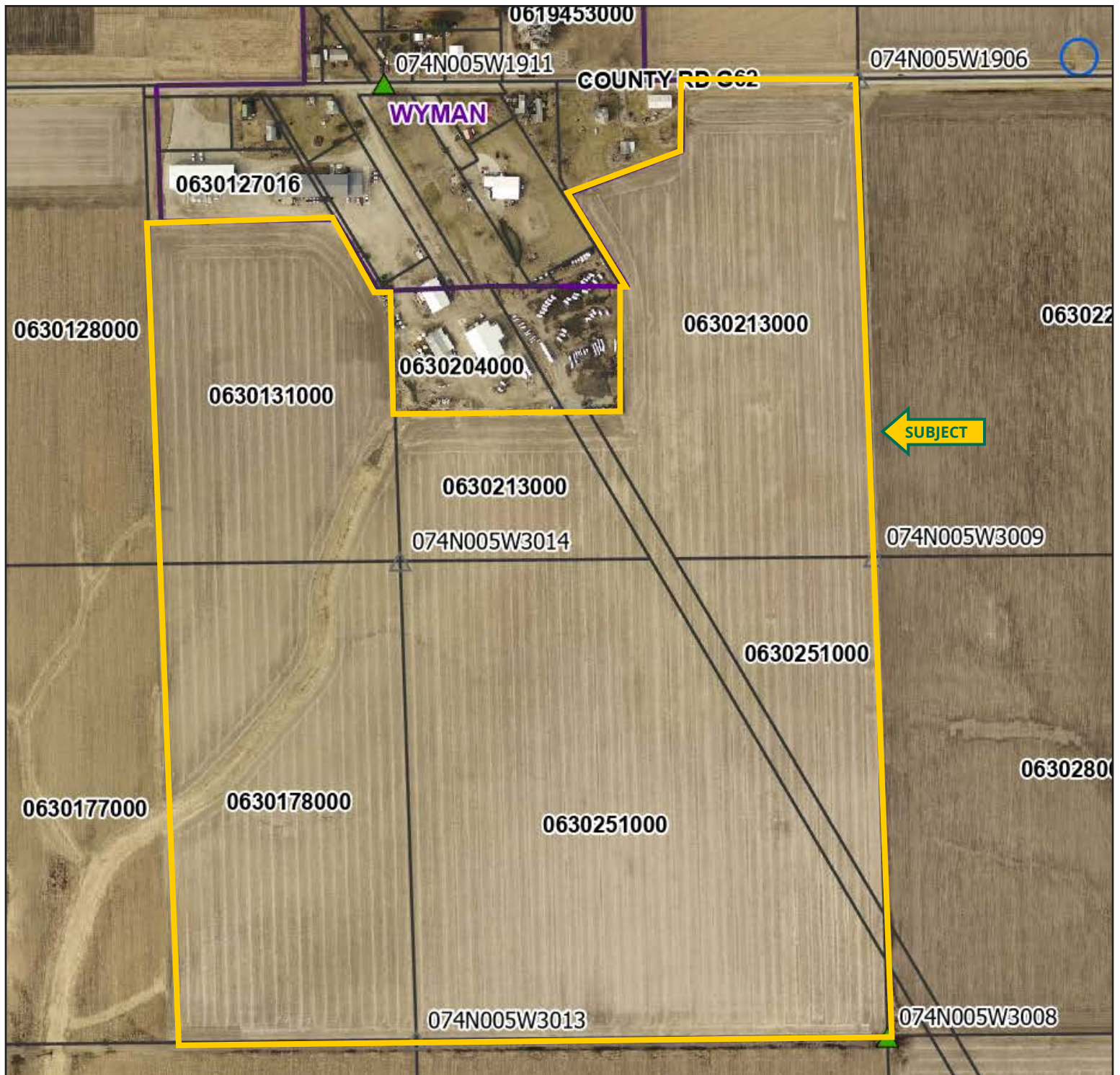
South Side Looking North

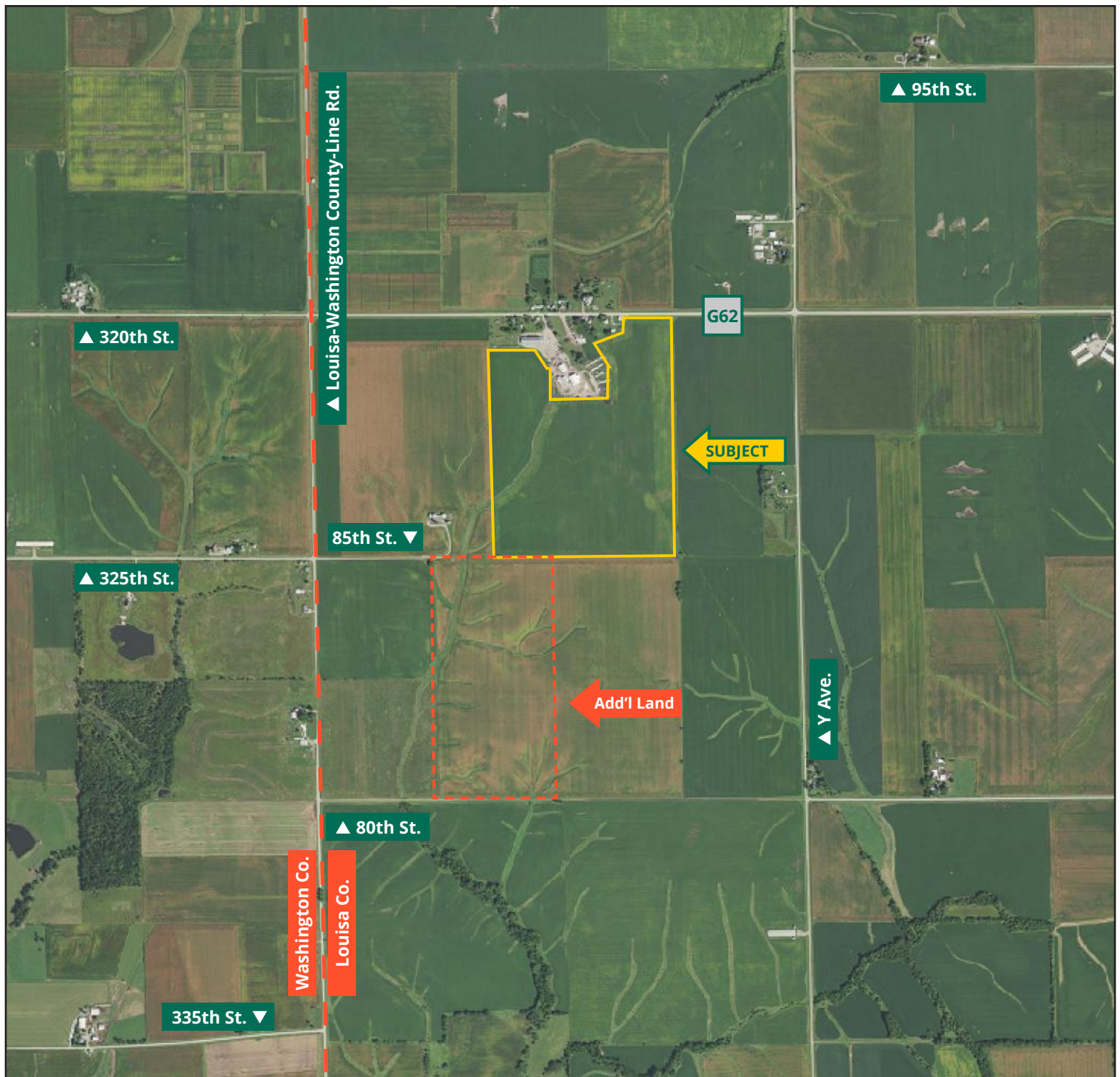


Central Looking North

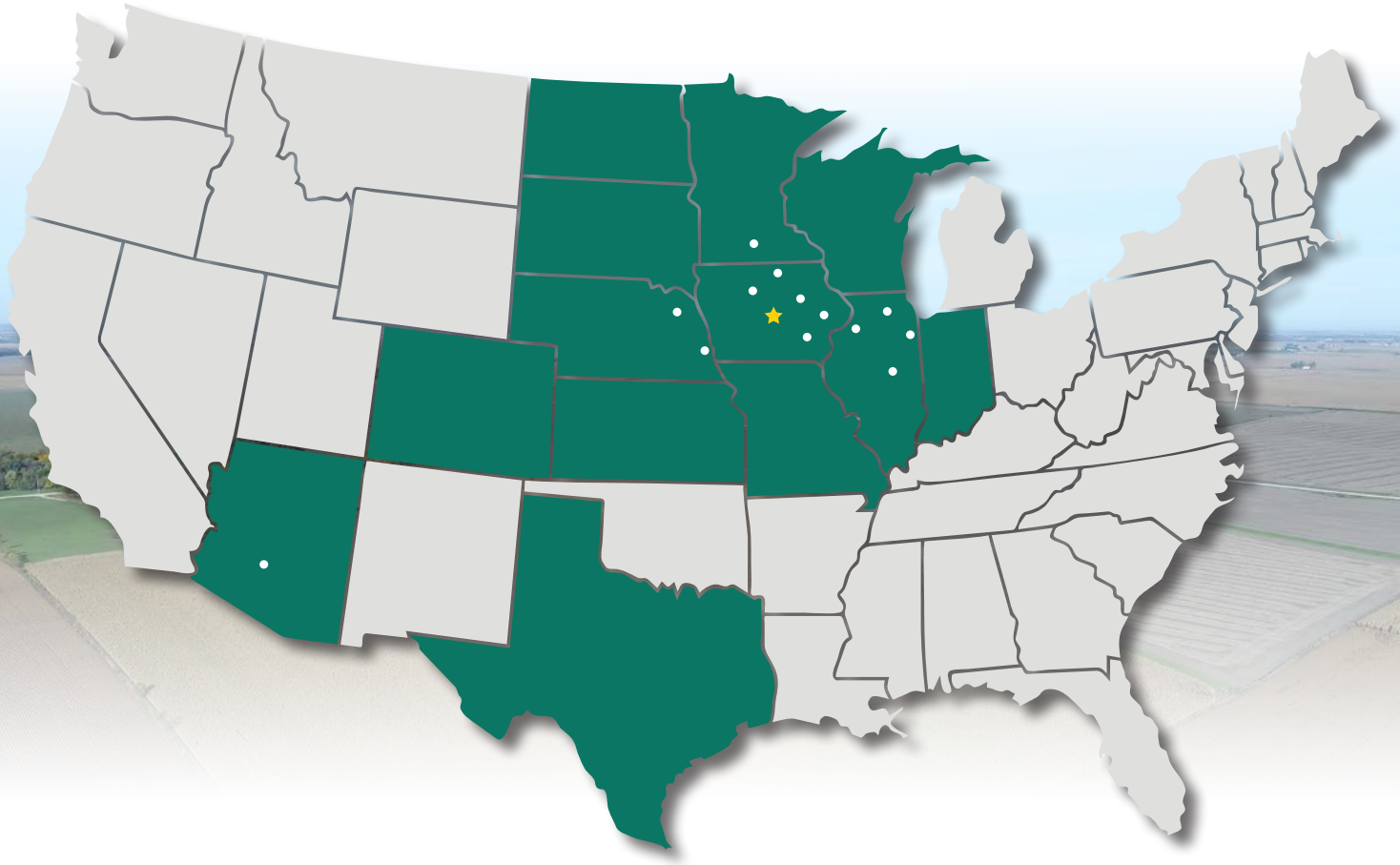








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