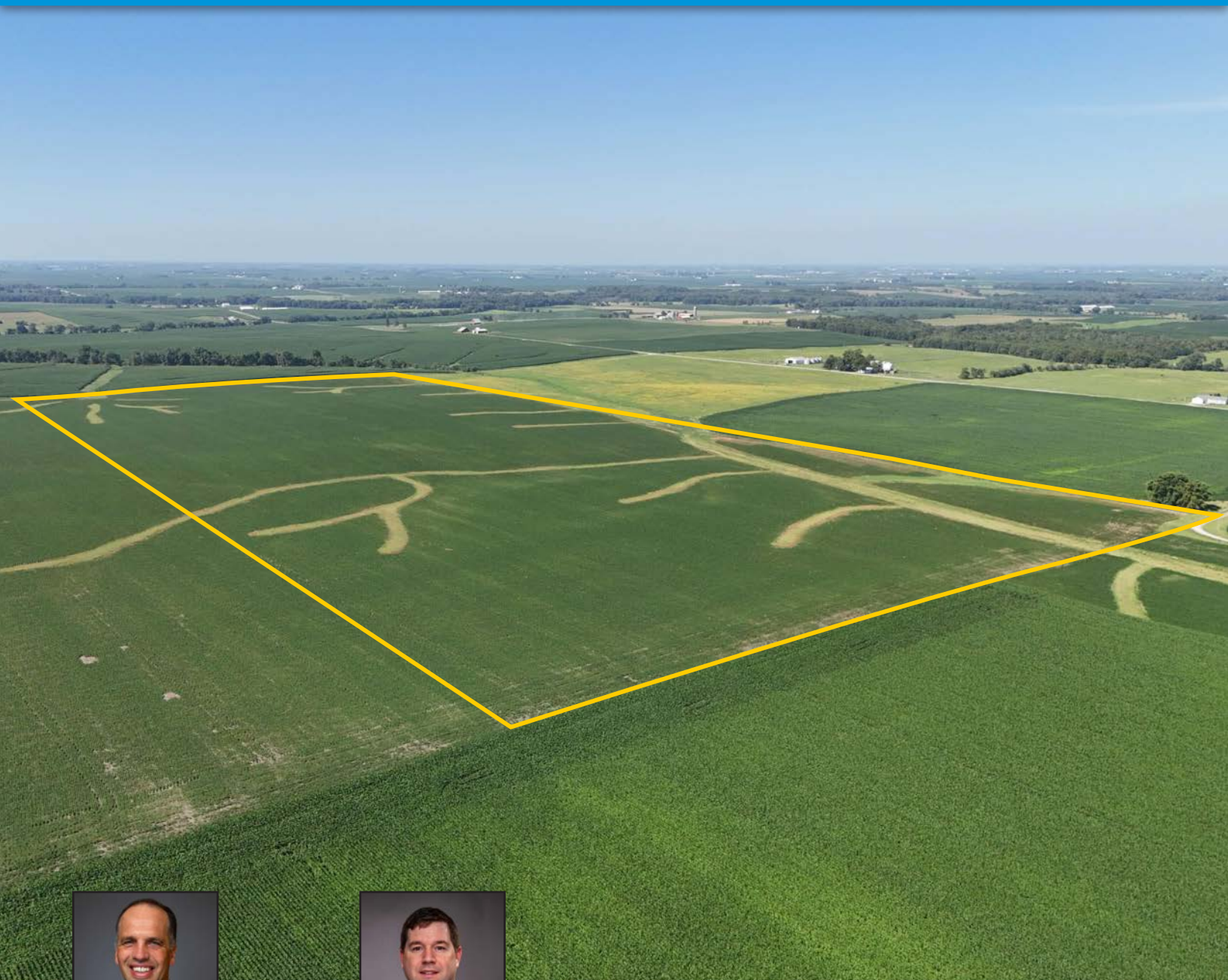


A Productive Louisa County Farm



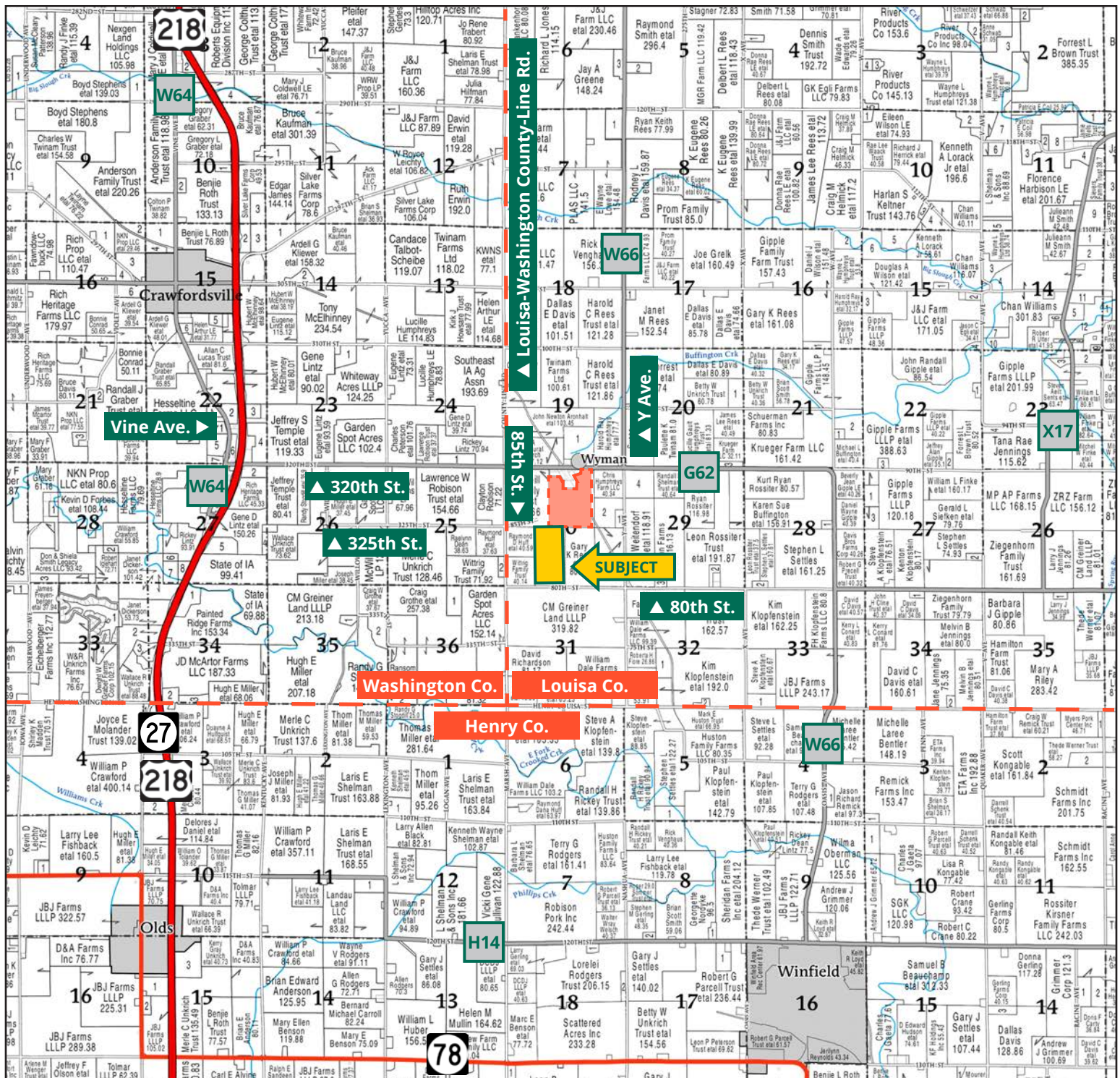
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Mount Vernon, IA 52314-0050 | www.Hertz.ag

80.00 Acres, m/l
Louisa County, IA



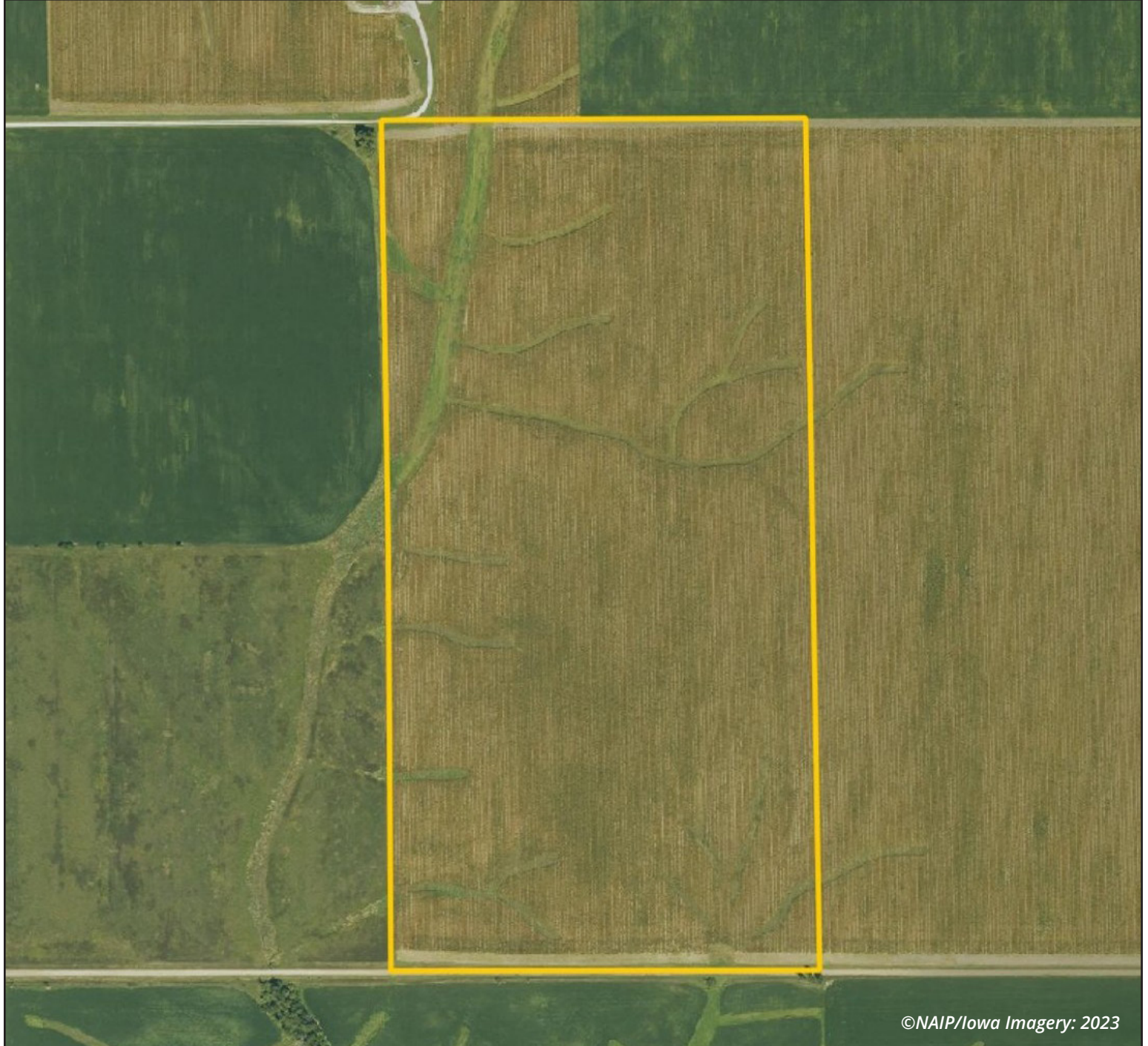
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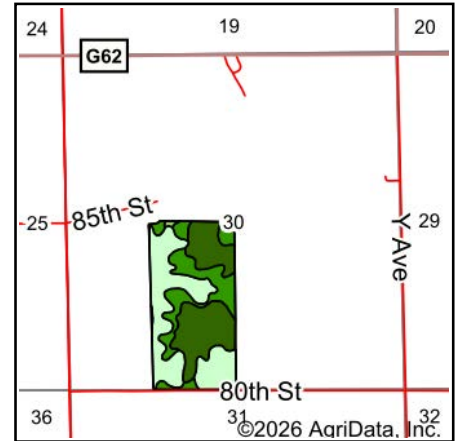
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FSA/Eff. Crop Acres: 80.95 | Soil Productivity: 81.30 CSR2



©NAIP/Iowa Imagery: 2023



State: **Iowa**
 County: **Louisa**
 Location: **30-74N-5W**
 Township: **Elm Grove**
 Acres: **80.95**
 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**
572C2	Inton silt loam, 5 to 9 percent slopes, moderately eroded	33.17	41.0%		IIIe	69
280	Mahaska silty clay loam, 0 to 2 percent slopes	27.85	34.4%		Iw	94
571B	Hedrick silt loam, 2 to 5 percent slopes	15.25	18.8%		Ile	85
570B	Nira silty clay loam, 2 to 5 percent slopes	2.17	2.7%		Ile	81
279	Taintor silty clay loam, 0 to 2 percent slopes	2.04	2.5%		IIw	83
570C2	Nira silty clay loam, 5 to 9 percent slopes, moderately eroded	0.34	0.4%		IIIe	70
572C3	Inton silty clay loam, 5 to 9 percent slopes, severely eroded	0.13	0.2%		IIIe	62
Weighted Average					2.07	81.3

**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, 2¼ miles east on Co. Rd. G62, 1 mile south on Louisa-Washington Rd. and ¼ mile east on 80th St. The property is on the north side of the road.

Simple Legal

E½ SW¼ 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

- \$1,120,000.00
- \$14,000/acre
- 10% down upon acceptance of offer, balance due in cash at closing.

Possession

Negotiable.

Real Estate Tax

Taxes Payable 2025-2026: \$3,326.00
Gross Acres: 80.00
Net Taxable Acres: 79.00
Tax per Net Taxable Acre: \$42.10

Lease Status

Farm is leased for the 2026 crop year.

FSA Data

Farm 4437, Tract 5138
FSA/Eff. Crop Acres: 80.95
Corn Base Acres: 64.40
Corn PLC Yield: 176 Bu.
Bean Base Acres: 14.23
Bean PLC Yield: 55 Bu.

Soil Types/Productivity

Primary soils are Inton, Mahaska and Hedrick. CSR2 on the FSA/Eff. crop acres is 81.30. 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	seed corn	—
2024	—	77.77
2023	seed corn	—
2022	—	67.25
2021	192.31	—

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 nice Louisa County farm with an 81.30 CSR2.

Additional Land for Sale

Seller has an additional tract of land for sale located north 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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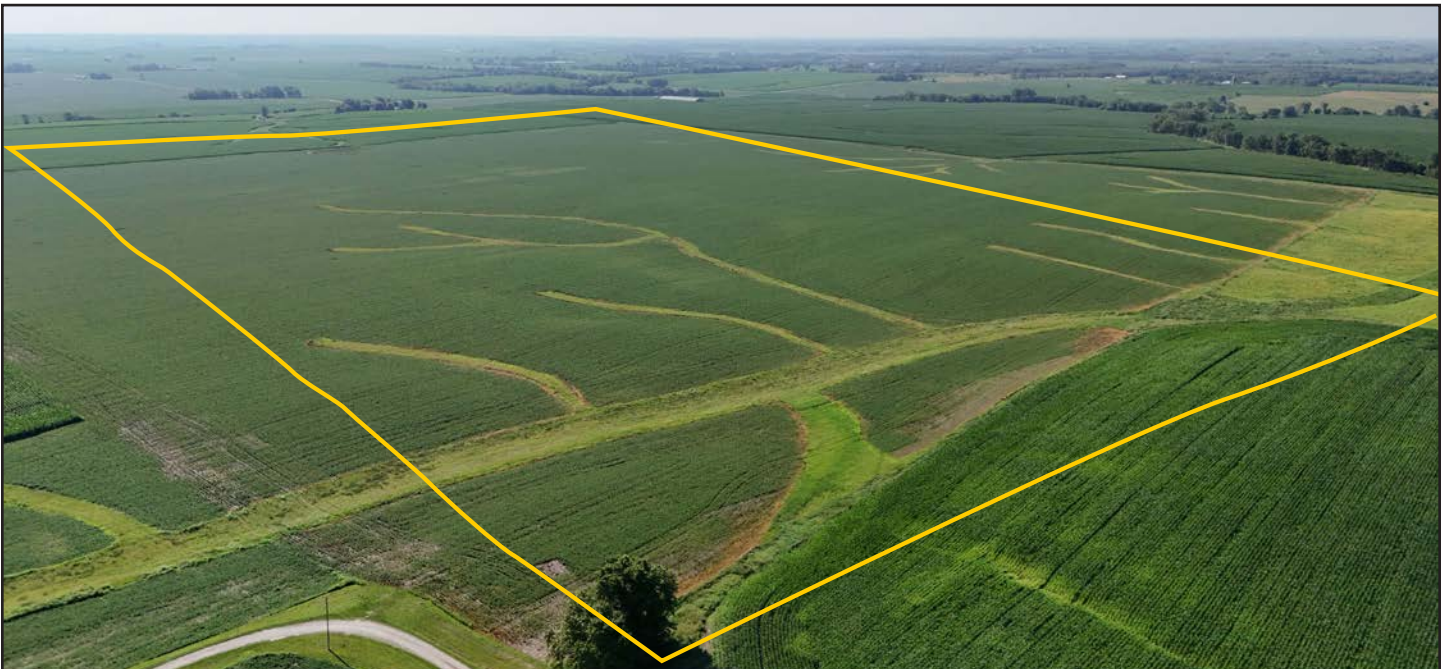
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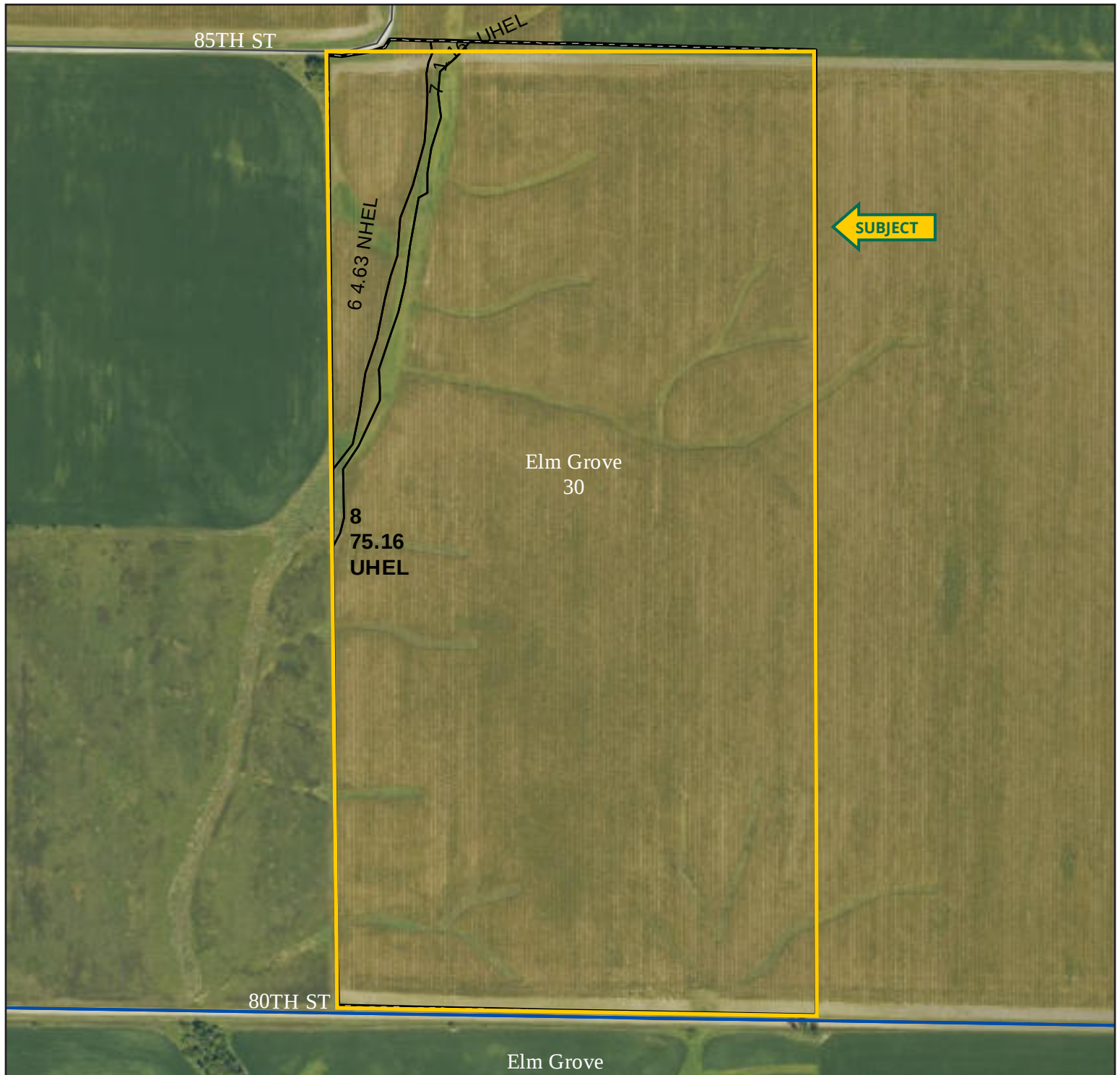
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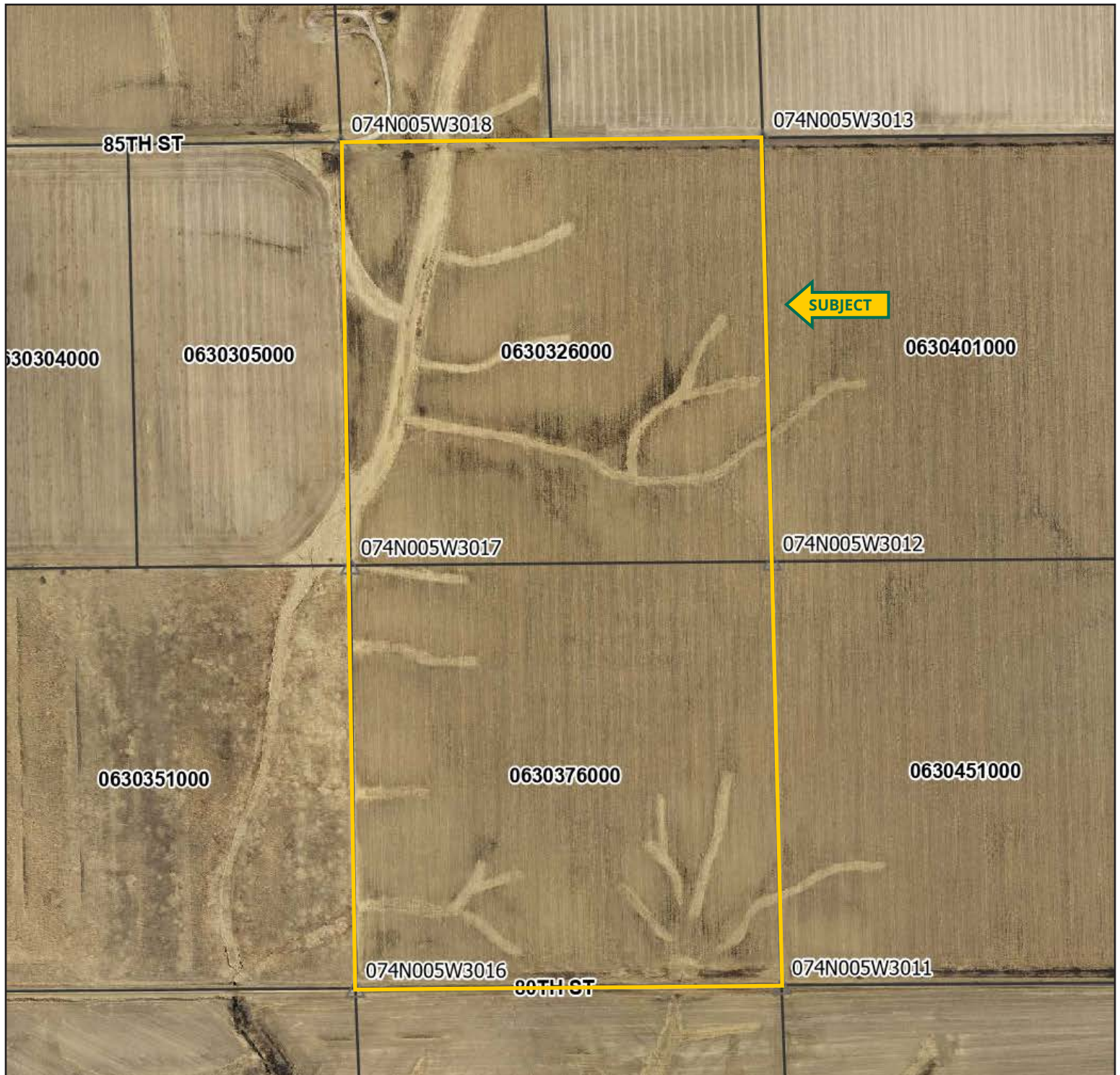
Northwest Corner Looking Southeast

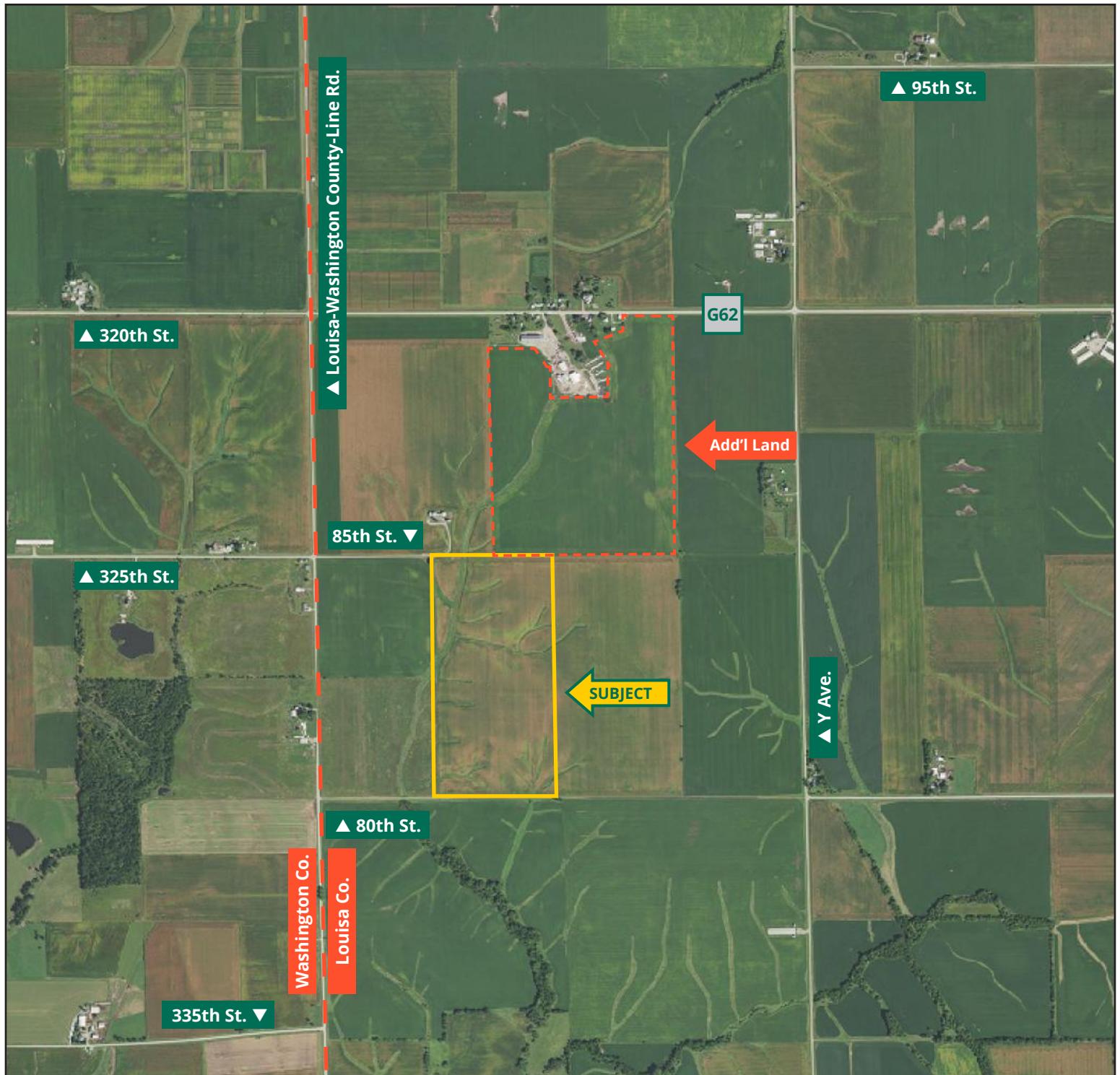


Southwest Corner Looking Northeast

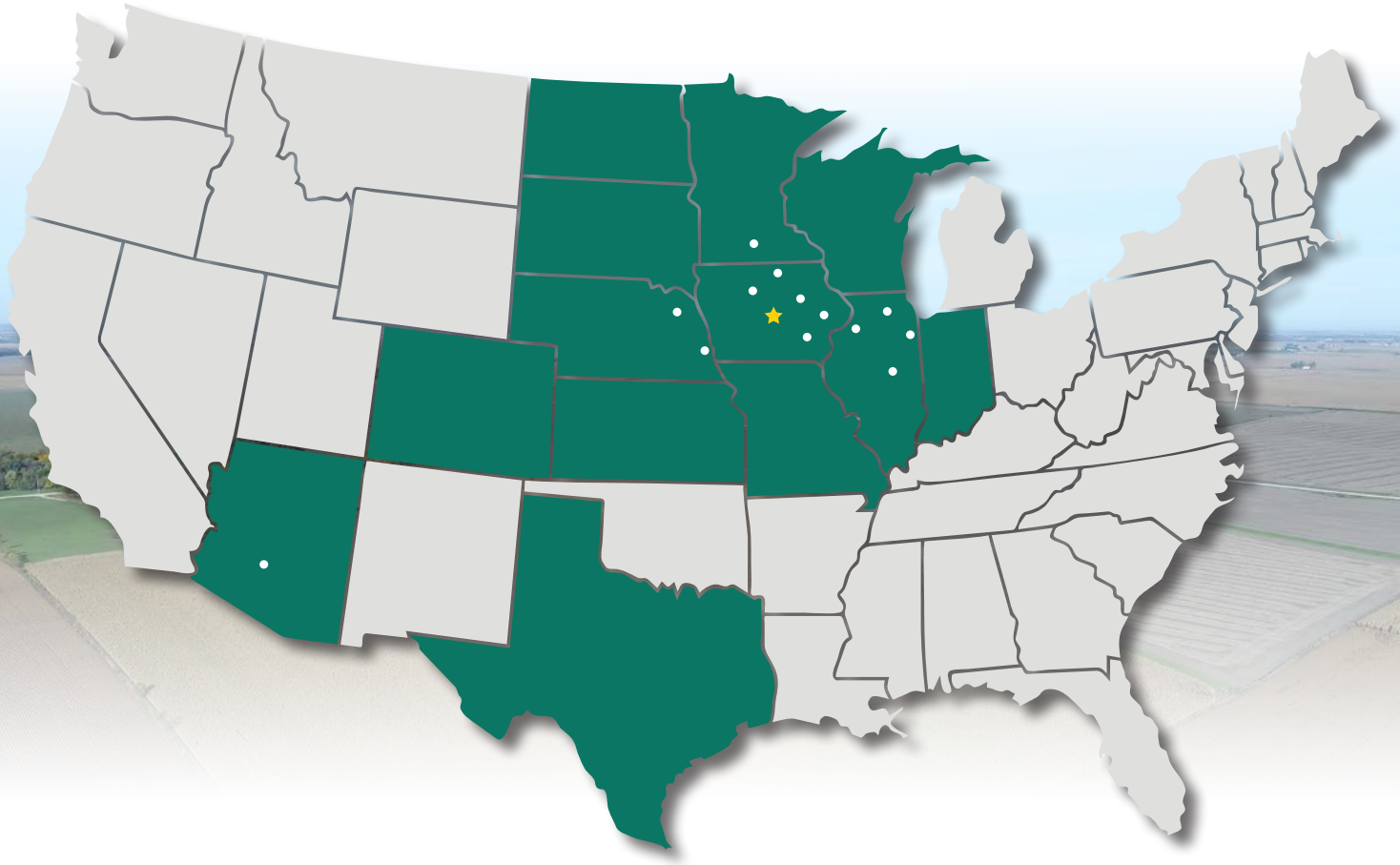








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