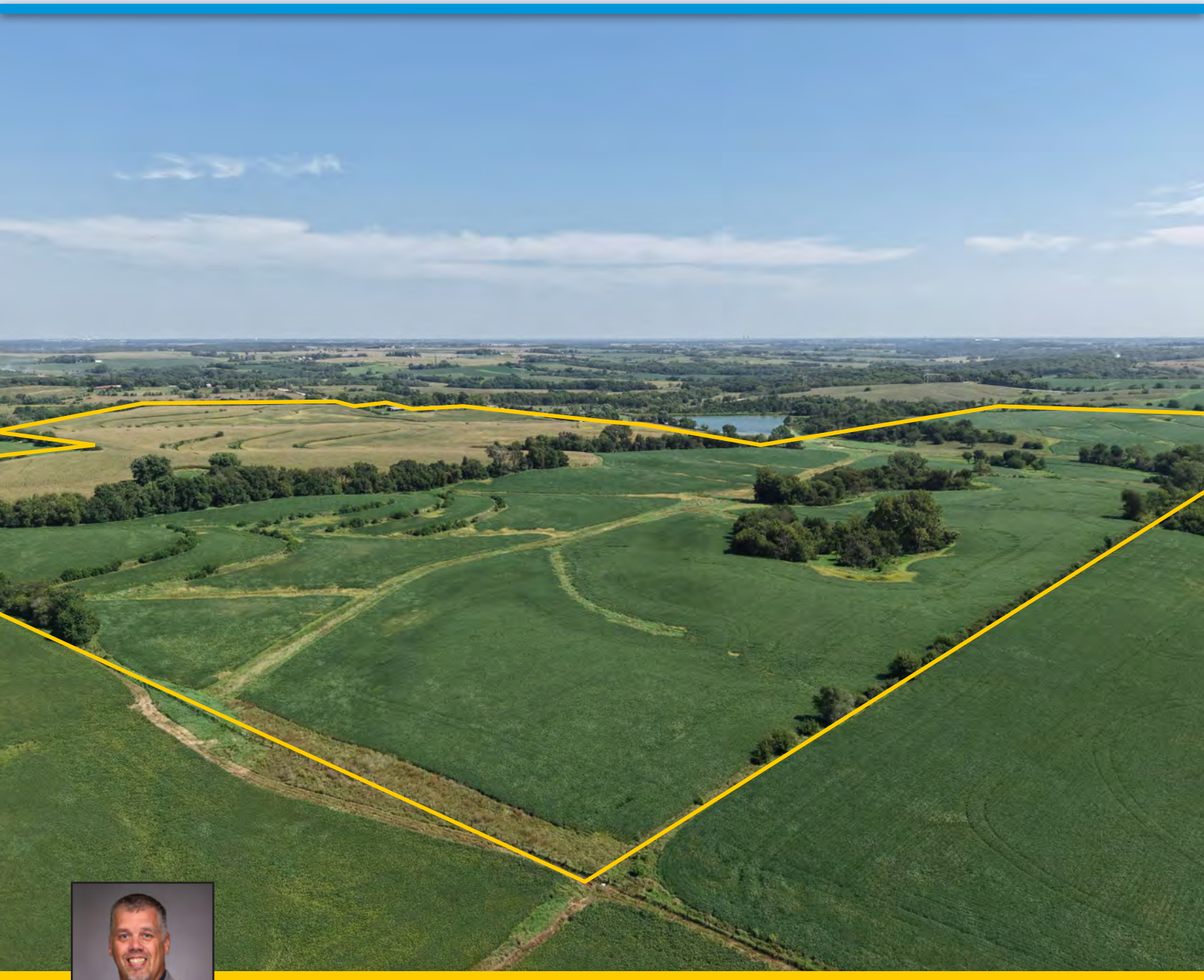
Hertz Real Estate Services

LAND FOR SALE

Farm with Recreation - 8 miles Southeast of Van Meter



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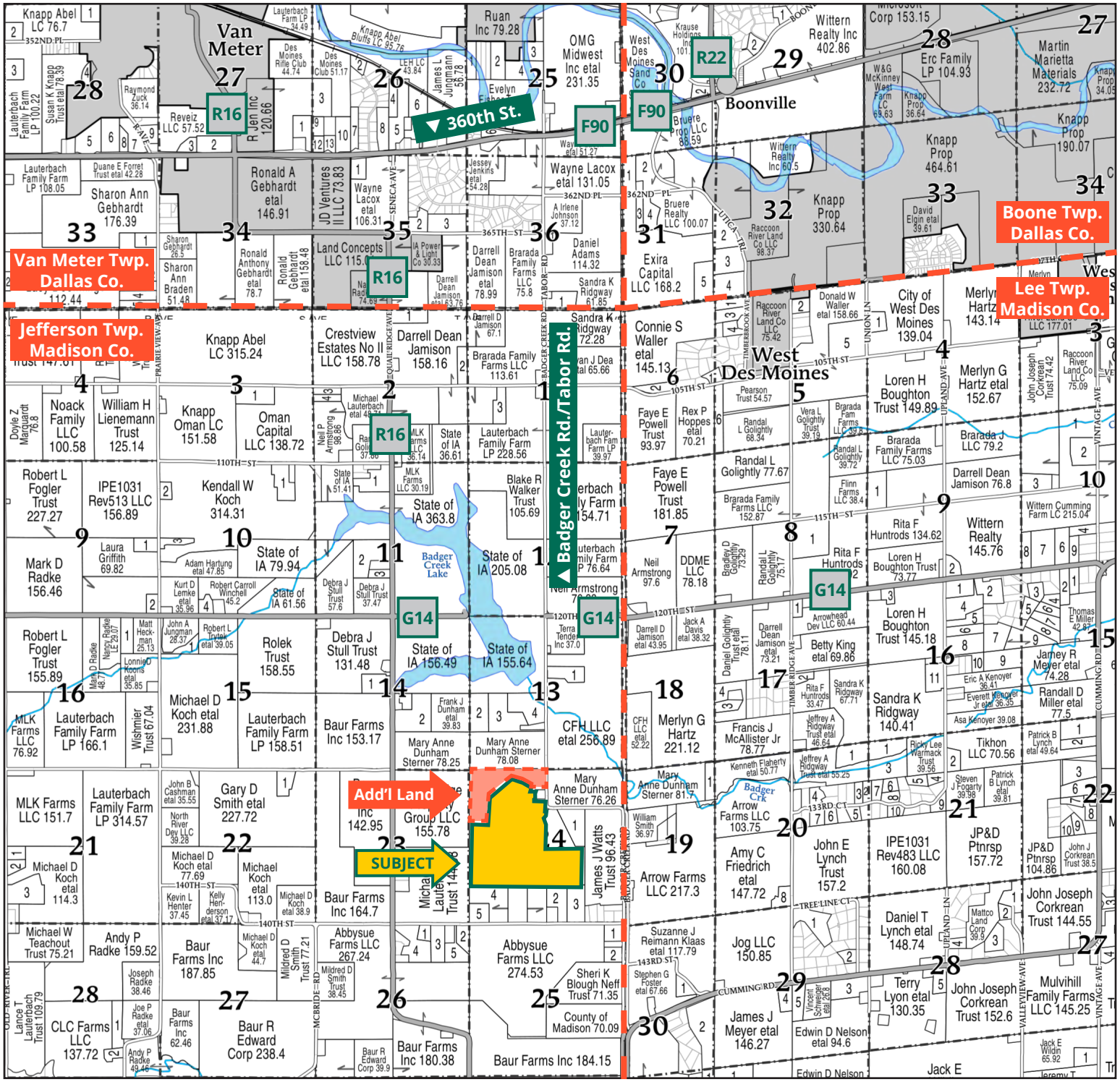
Licensed Broker
in IA, AZ, NE & MO
515.370.3446
KyleH@Hertz.ag

226.72 Acres, m/l
Madison County, IA

PLAT MAP

Jefferson Township, Madison County, IA



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AERIAL PHOTO

226.72 Acres, m/l, Madison County, IA

Est. FSA/Eff. Crop Acres: 200.30 | Soil Productivity: 51.90 CSR2

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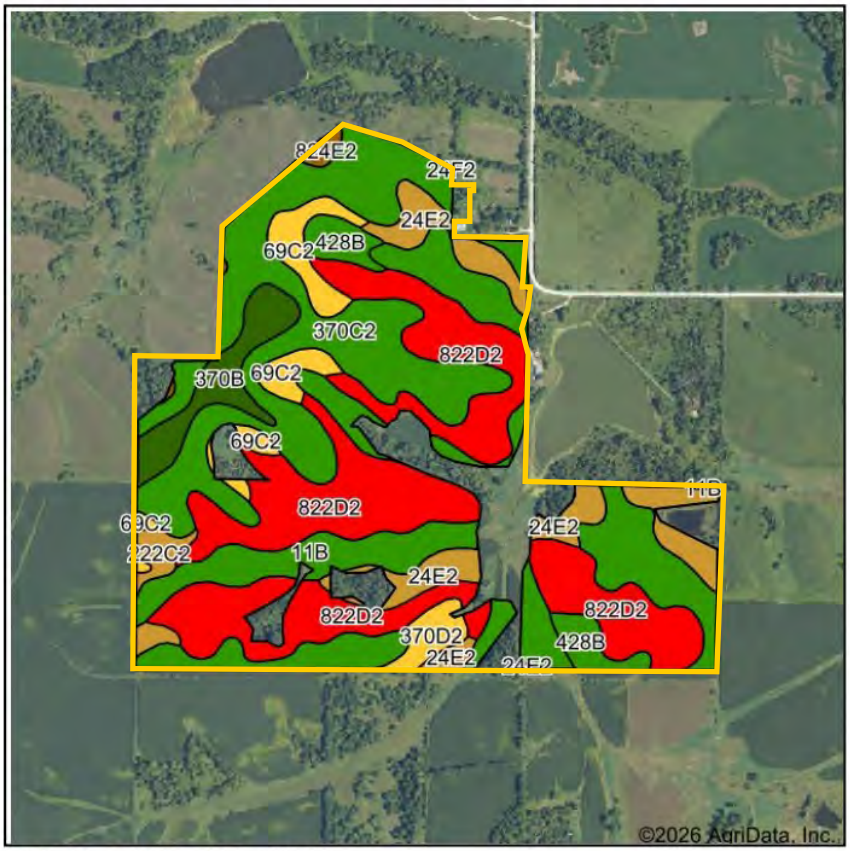
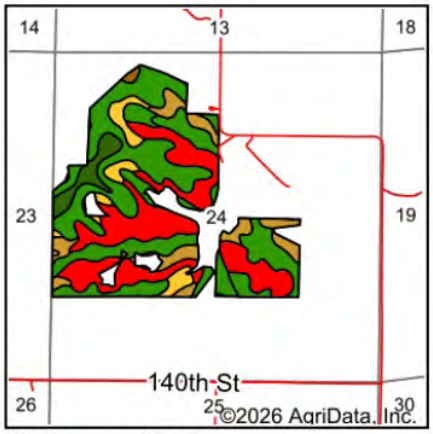
SOIL MAP

200.30 Est. FSA/Eff. Crop Acres



Soils data provided by USDA and NRCS.



State: **Iowa**
County: **Madison**
Location: **24-77N-27W**
Township: **Jefferson**
Acres: **200.3**
Date: **9/9/2026**

Hertz Farm Management, Inc

Maps Provided By surety CUSTOMIZED ONLINE MAPPING
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N W E S

Area Symbol: IA121, Soil Area Version: 29

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
370C2	Sharpsburg silty clay loam, 5 to 9 percent slopes, eroded	63.25	31.5%		IIIe	80
822D2	Lamoni clay loam, 9 to 14 percent slopes, eroded	62.16	31.0%		IVe	7
11B	Colo, occasionally flooded-Ely silty clay loams, dissected till plain, 2 to 5 percent slopes	27.16	13.6%		IIw	80
24E2	Shelby clay loam, dissected till plain, 14 to 18 percent slopes, eroded	16.67	8.3%		IVe	35
69C2	Clearfield silty clay loam, dissected till plain, 5 to 9 percent slopes, eroded	9.02	4.5%		IIIw	56
370B	Sharpsburg silty clay loam, 2 to 5 percent slopes	8.52	4.3%		IIe	91
428B	Ely silty clay loam, dissected till plain, 2 to 5 percent slopes	6.11	3.1%		IIe	88
370D2	Sharpsburg silty clay loam, 9 to 14 percent slopes, eroded	3.17	1.6%		IIIe	54
222C2	Clarinda silty clay loam, 5 to 9 percent slopes, eroded	3.09	1.5%		IVw	38
824E2	Shelby-Lamoni complex, 14 to 18 percent slopes, eroded	1.15	0.6%		IVe	26
				Weighted Average	**3.21**	**51.9**

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

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PROPERTY INFORMATION

226.72 Acres, m/l, Madison County, IA

Location
From Van Meter: Go south on East St./ Richland Rd. to Co. Hwy F90/360th St. Then east 2 miles to Tabor Rd./Badger Creek Rd. and south 4 miles. The property is on west side of the road.

Simple Legal
NW¼ except Parcel H, I, and J, AND N½ SW¼, AND NW¼ SE¼ All in Section 24, Township 77 North, Range 27 West of the 5th P.M., Madison Co., IA. *Final abstract/ title documents to govern legal description.*

Price & Terms
- $2,221,856
- $9,800/acre
- 10% down upon acceptance of offer, balance due in cash at closing.

Possession
As negotiated, based on the terms of existing lease.

Real Estate Tax
Taxes Payable 2025 - 2026: $4,302.71*
Surveyed Acres: 226.72
Net Taxable Acres: 226.72*
Tax per Net Taxable Acre: $18.98*
**Taxes estimated due to recent survey of property. Madison County Treasurer/ Assessor will determine final tax figures.*

Lease Status
Leased through the 2027 crop year. Contact agent for details.

FSA Data
Farm Number 5662, Part of Tract 4718
Est. FSA/Eff. Crop Acres: 125.47*
Corn Base Acres: 54.37*
Corn PLC Yield: 114 Bu.
Bean Base Acres: 8.05*
Bean PLC Yield: 35 Bu.
Oats Base Acres: 1.58*
Oats PLC Yield: 48 Bu.
**Acres and yields are estimated pending reconstitution of farm by the Madison County FSA office.*

Farm Number 6229, Tract 4720
FSA/Eff. Crop Acres: 36.33
Corn Base Acres: 19.60
Corn PLC Yield: 100 Bu.
Bean Base Acres: 2.60
Bean PLC Yield: 35 Bu
Oats Base Acres: 0.50
Oats PLC Yield: 48 Bu.

Farm Number 6230, Tract 4721
FSA/Eff. Crop Acres: 38.50
Corn Base Acres: 20.60
Corn PLC Yield: 100 Bu.
Bean Base Acres: 2.80
Bean PLC Yield: 35 Bu.
Oats Base Acres: 0.50
Oats PLC Yield: 48 Bu.

NRCS Classification
HEL: Highly Erodible Land.

Soil Types/Productivity
Primary soils are Lamoni clay loam, Sharpsburg silty clay loam, and Colo. CSR2 on the Est. FSA/Eff. crop acres is 51.90. 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
Moderately to steeply sloping.

Drainage
Natural with terraces and some tile. No tile maps available.

Buildings/Improvements
50 x 55 Steel Utility Building (1978)

Water & Well Information
- 1 well (NE portion of farm; serves adjoining residence to the north).
- 1 pond and part of a larger pond.

Comments
Nice agricultural property in northern Madison County. Good recreational opportunity as well.

Additional Land for Sale
Seller has one 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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Northwest looking Southeast

South looking North

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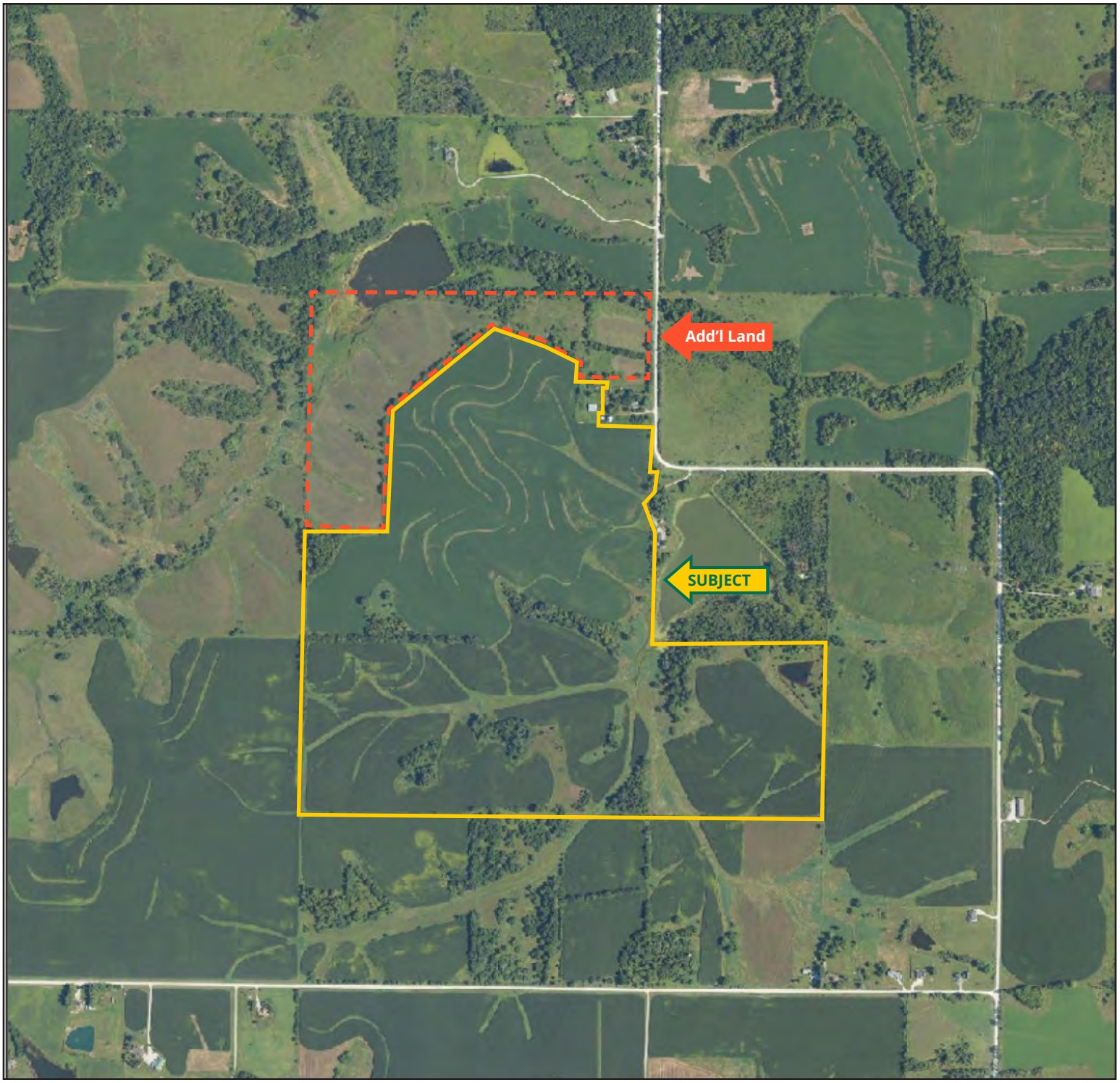
ADDITIONAL LAND

Aerial Photo



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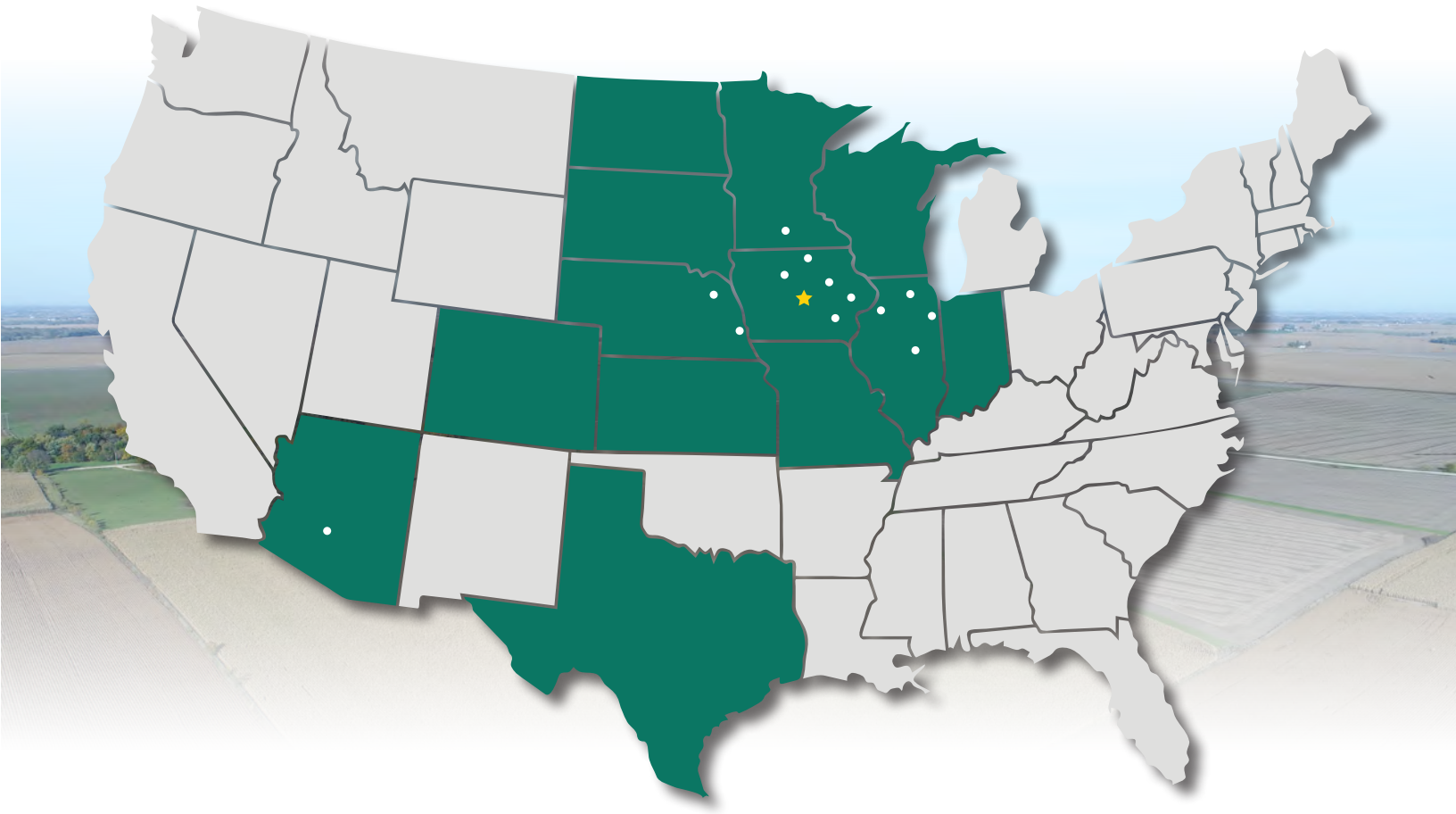

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Professional Farm Management

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