

High-Quality Farm, Just Southwest of Mediapolis



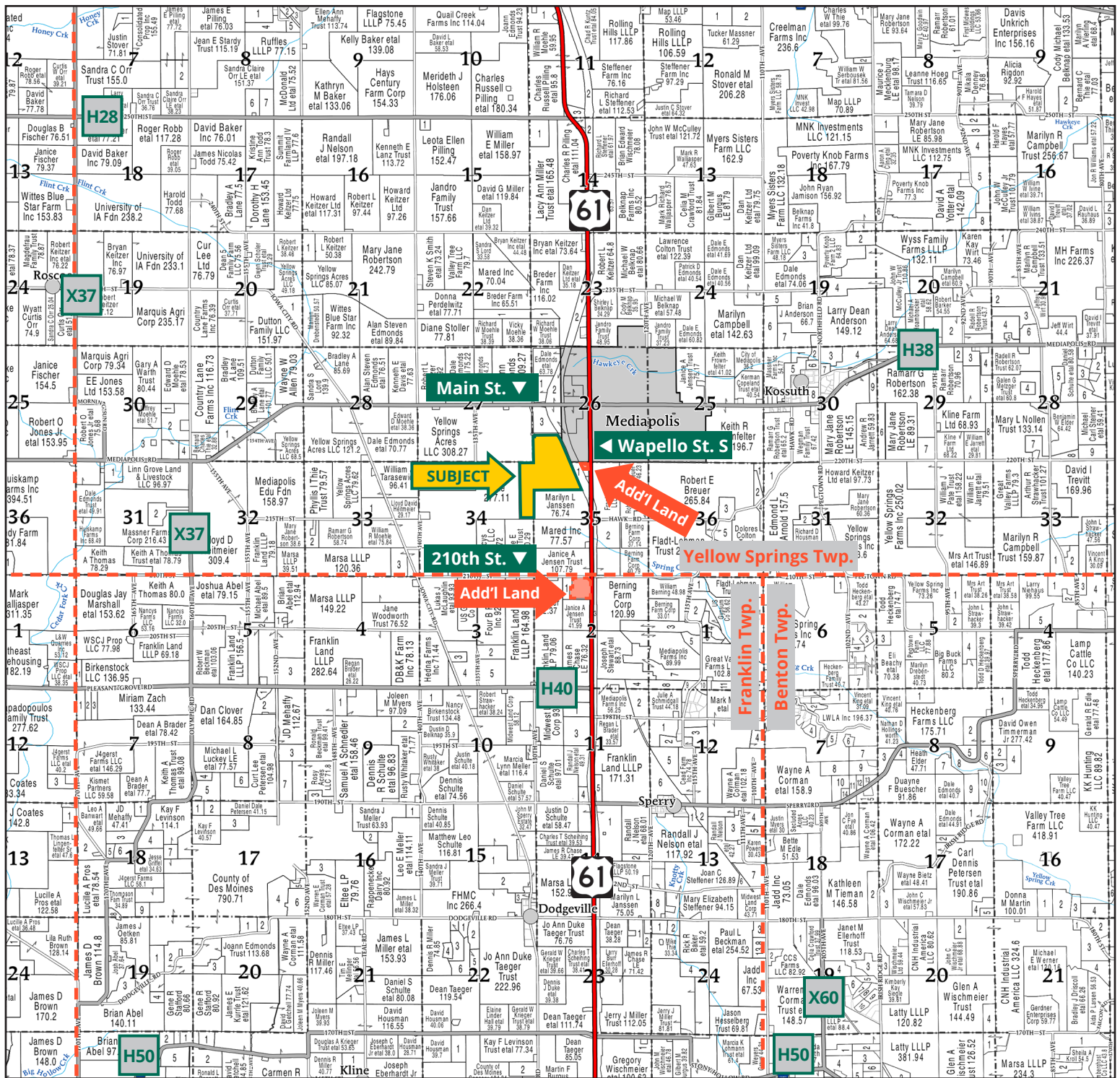
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145.51 Acres, m/I
Des Moines County, IA



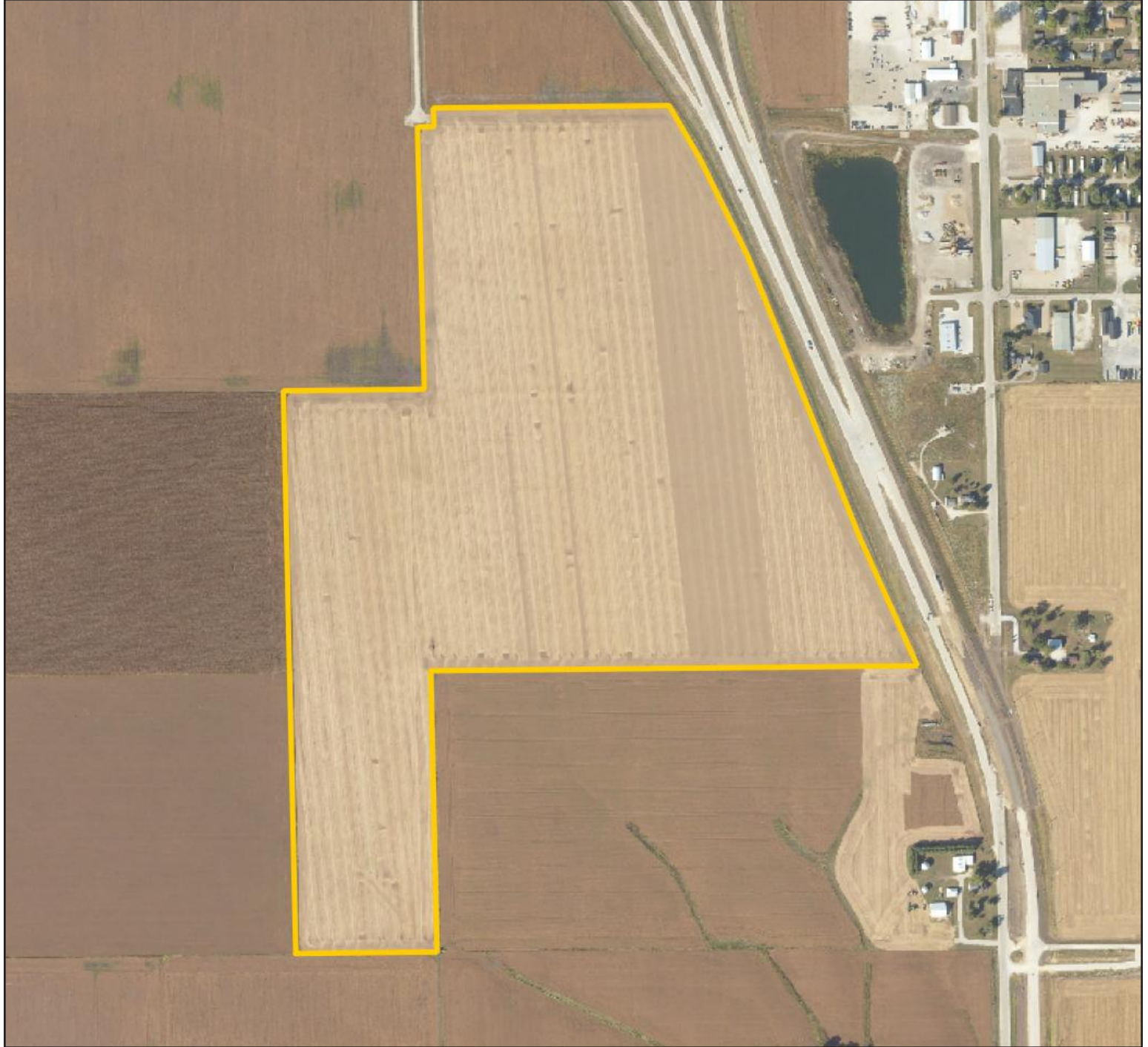
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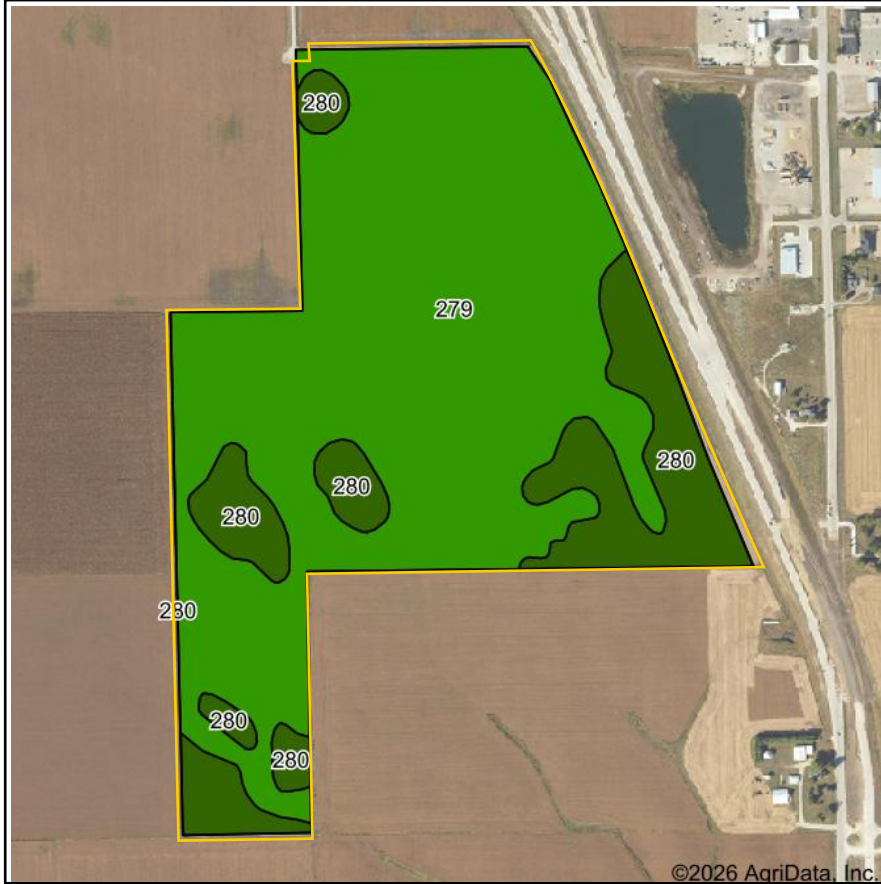
FSA/Eff. Crop Acres: 144.81 | Soil Productivity: 85.40 CSR2



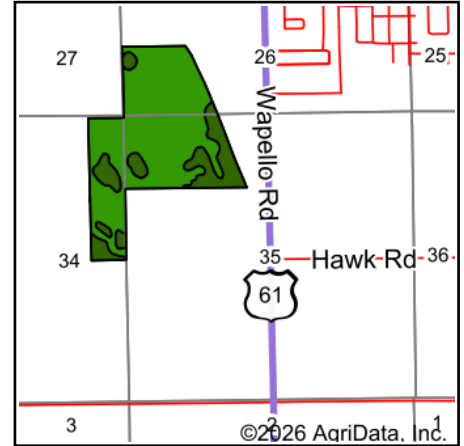
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Soils data provided by USDA and NRCS.



State: **Iowa**
 County: **Des Moines**
 Location: **35-72N-3W**
 Township: **Yellow Springs**
 Acres: **144.81**
 Date: **9/1/2026**



Maps Provided By:



Area Symbol: IA057, Soil Area Version: 30

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
279	Taintor silty clay loam, 0 to 2 percent slopes	113.06	78.1%		IIw	83
280	Mahaska silty clay loam, 0 to 2 percent slopes	31.75	21.9%		Iw	94
Weighted Average					1.78	85.4

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

Location

From Mediapolis: ¼ mile west on Main St. and ¼ mile south on the access lane. The property is located southeast of the access lane.

Simple Legal

That part of SE¼ SW¼ Section 26, E¼ NE¼ Section 34, and N½ NW¼ Section 35, all in Township 72 North, Range 3 West of the 5th P.M. Des Moines County, Iowa. *Final abstract/title documents to govern legal description.*

Price & Terms

- \$2,320,884.50
- \$15,950/acre
- 10% down upon acceptance of offer, balance due in cash at closing.

Possession

Negotiable.

Real Estate Tax

Taxes Payable 2026-2027: \$6,215.00*
Net Taxable Acres: 145.51*
Tax per Net Taxable Acre: \$42.71*

**Taxes estimated pending tax parcel split. County Treasurer/Assessor will determine final tax figures.*

Lease Status

Lease is open for the 2027 crop year.

FSA Data

Farm 6057, Tract 5122
FSA/Eff. Crop Acres: 144.81
Corn Base Acres: 90.93
Corn PLC Yield: 182 Bu.
Bean Base Acres: 53.79
Bean PLC Yield: 52 Bu.

Soil Types/Productivity

Primary soils are Taintor and Mahaska. CSR2 on the FSA/Eff. crop acres is 85.40. 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 level.

Drainage

Drainage is natural with some tile. Tile maps are not available.

Buildings/Improvements

None.

Water & Well Information

None.

Pipeline

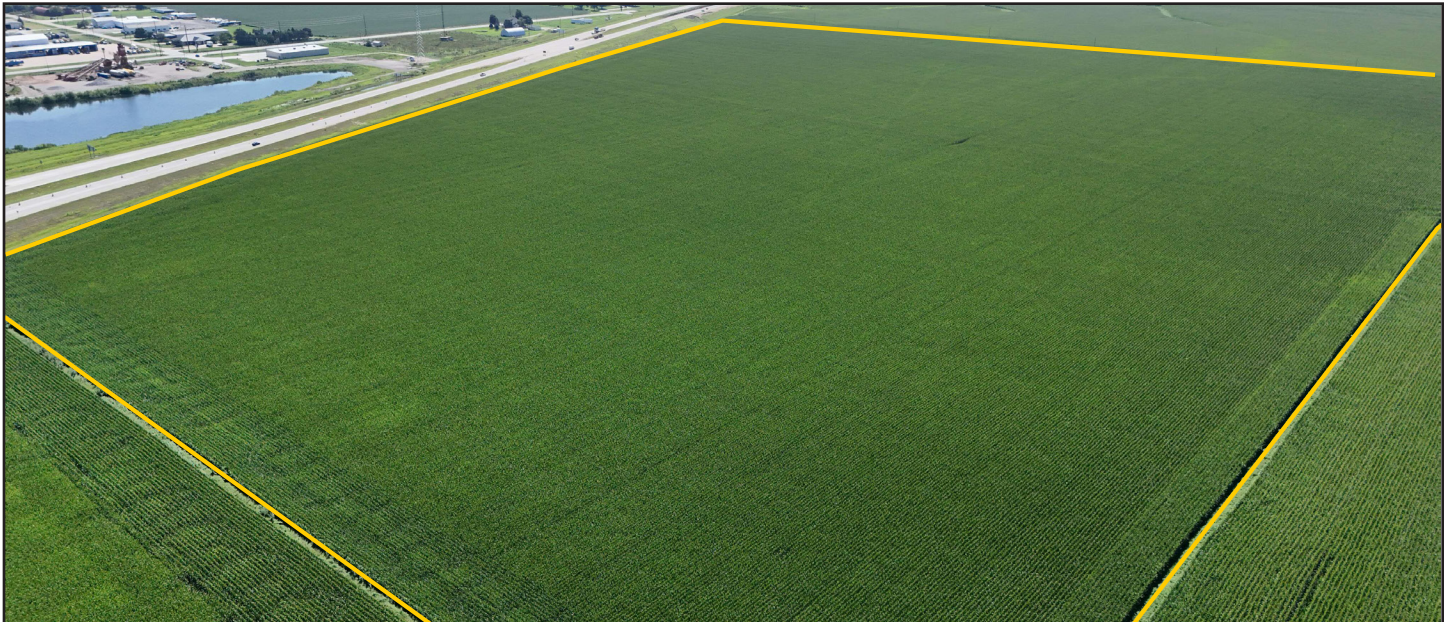
There is a gas pipeline crossing through this farm.

Comments

This is a high-quality Des Moines County farm with an 85.40 CSR2.

Additional Land for Sale

Seller has two additional tracts of land for sale located east and 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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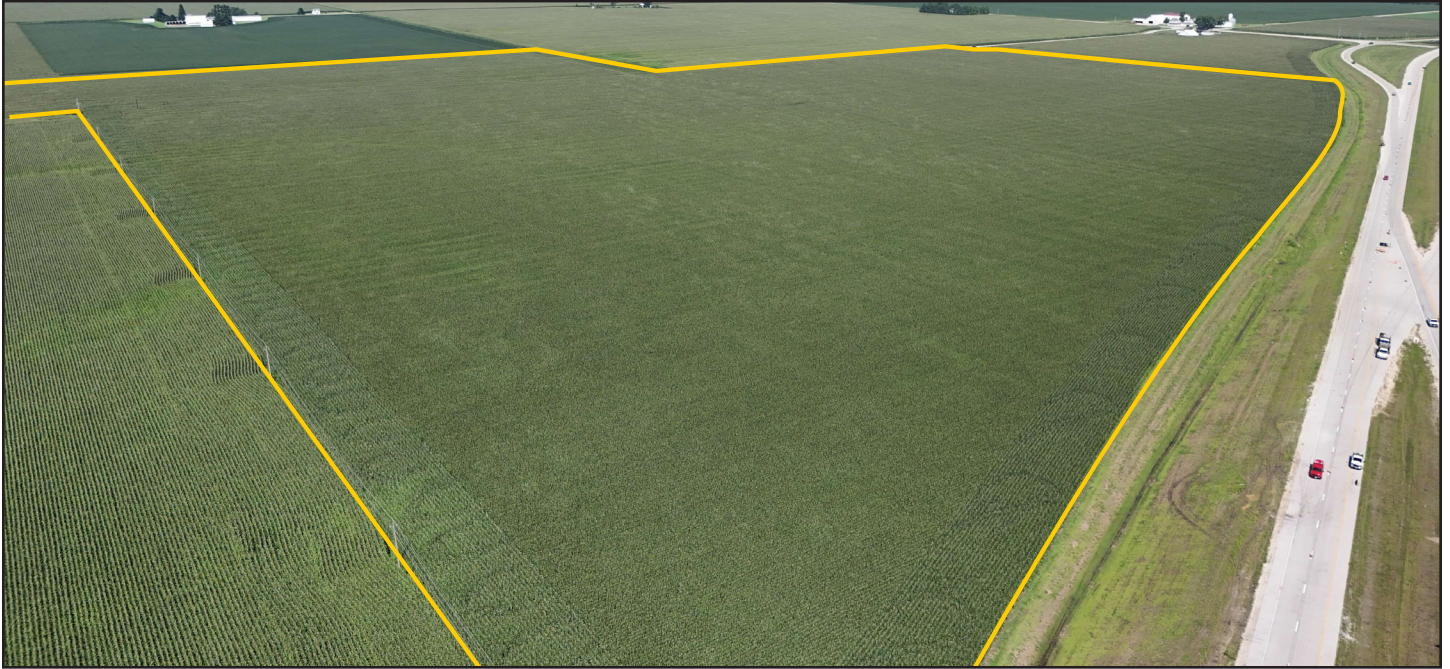
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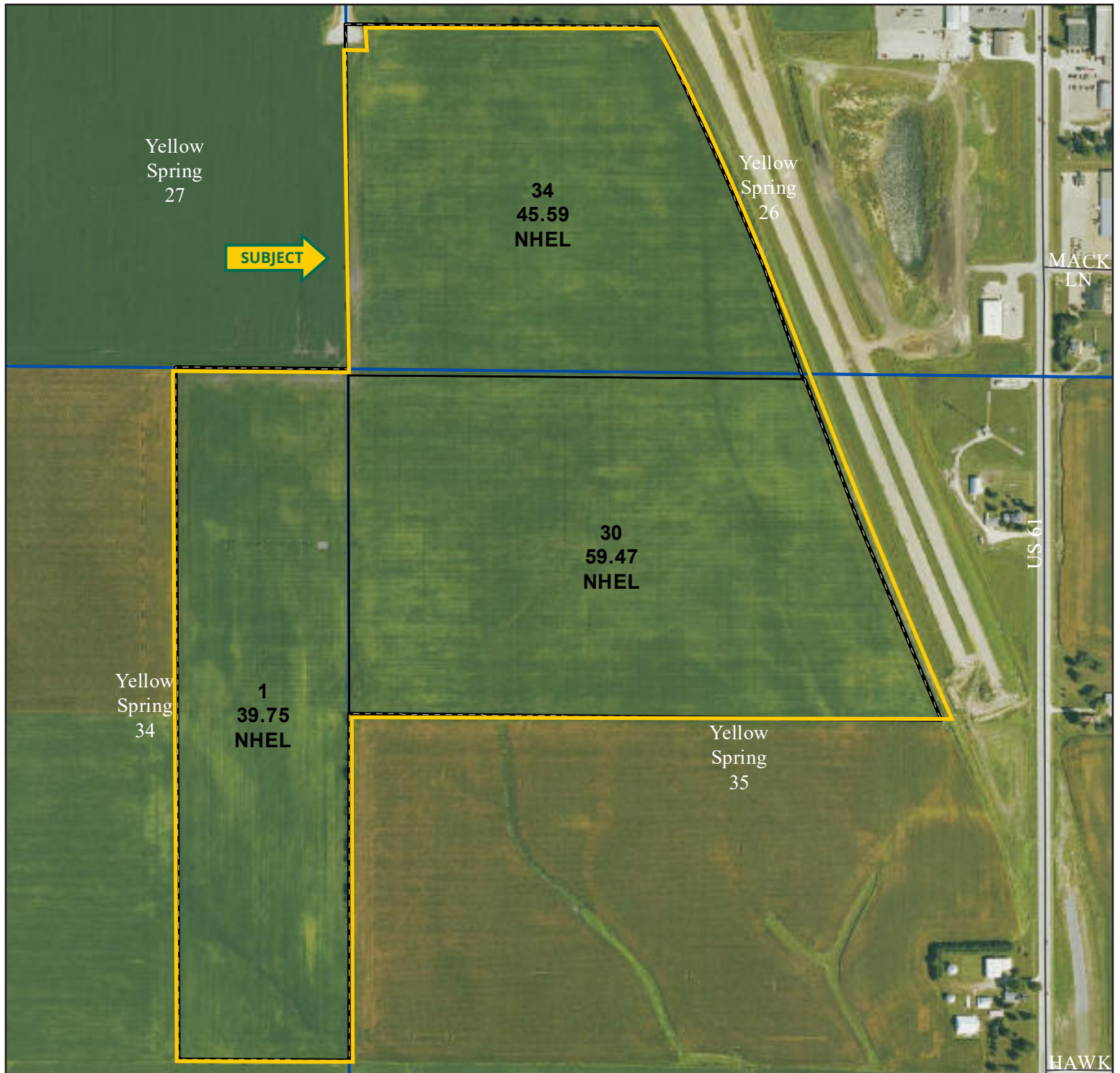
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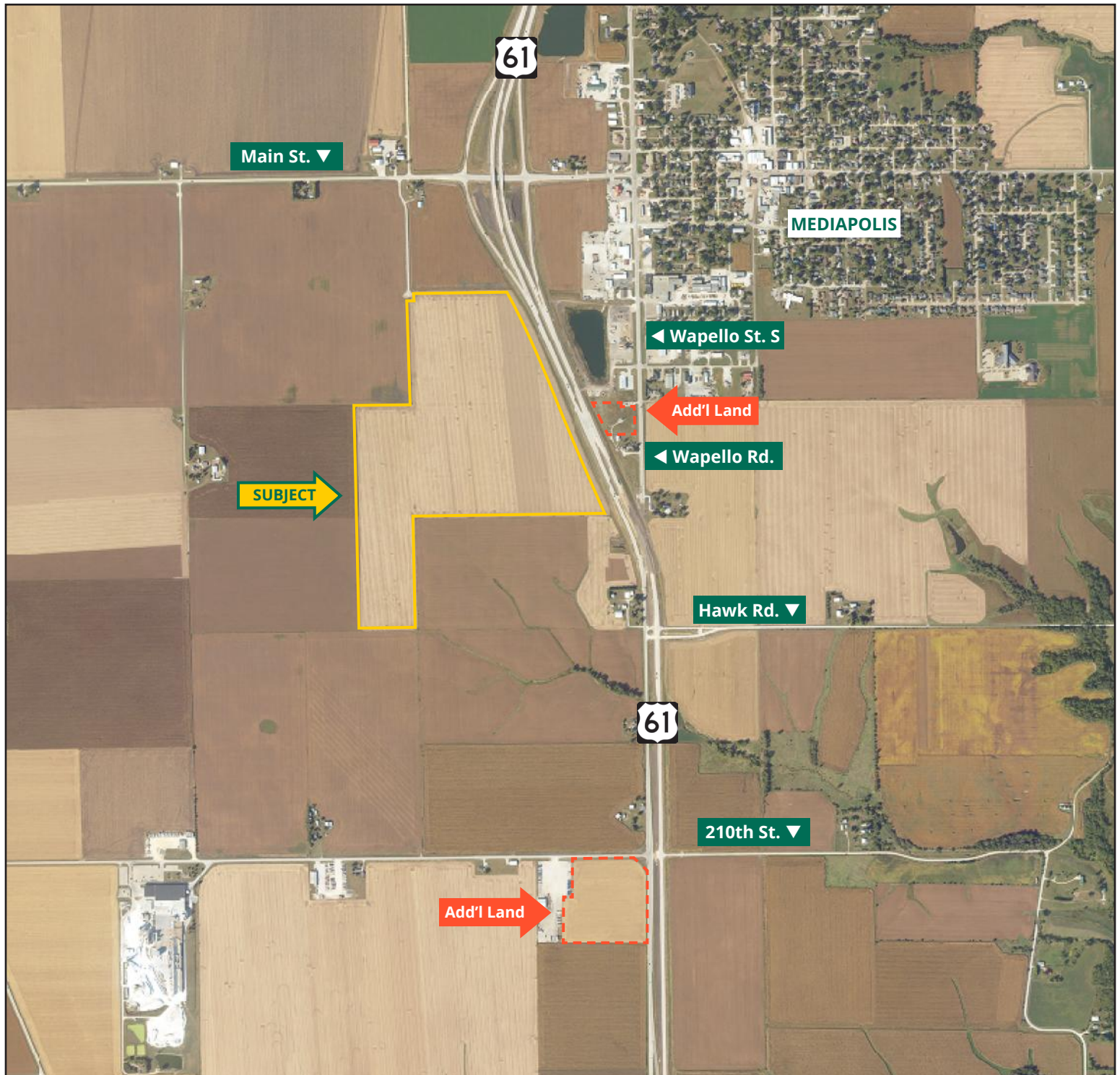
Southeast Corner Looking Northwest



Southwest Corner Looking Northeast





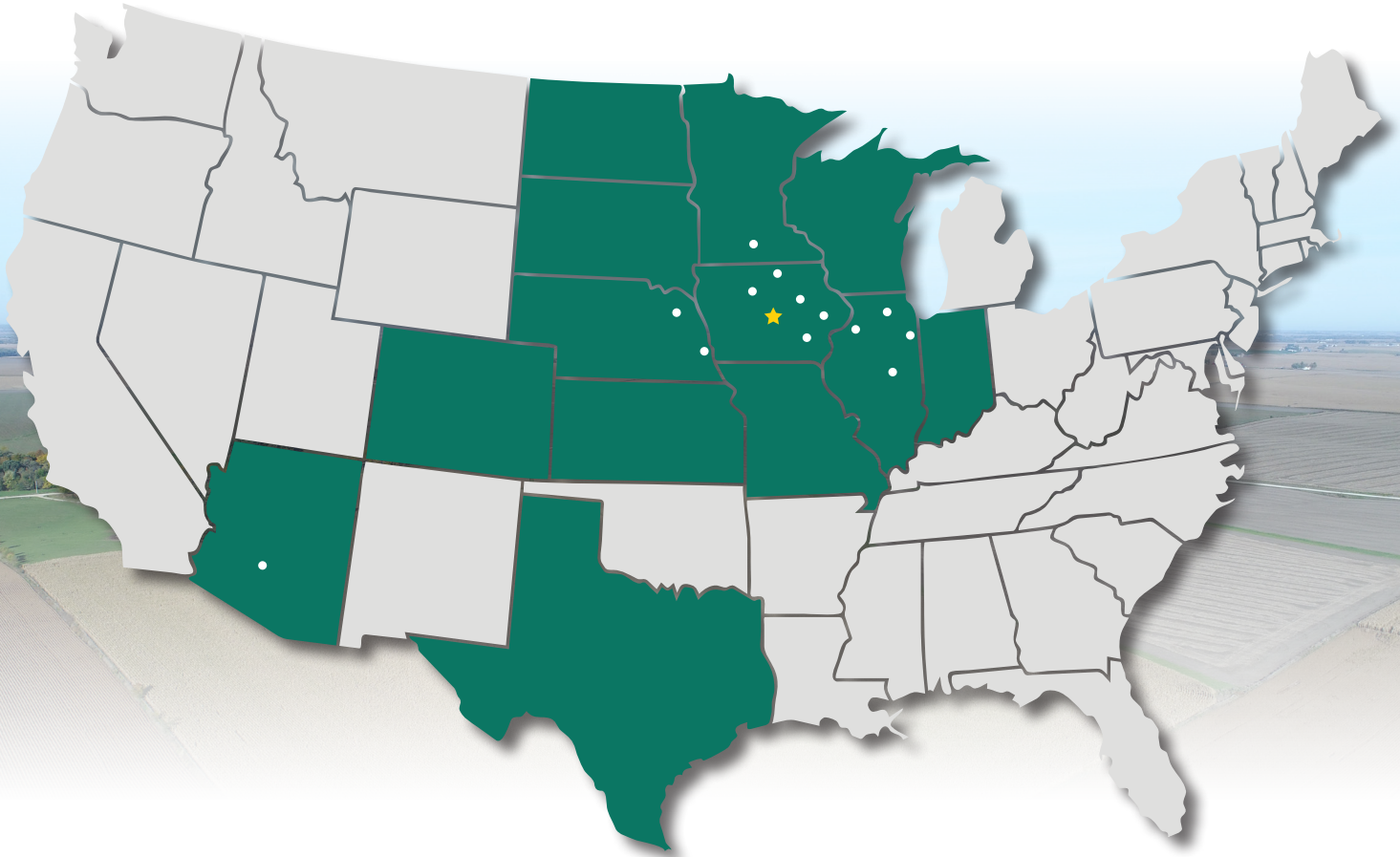


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