

Lot Near Mediapolis, Iowa



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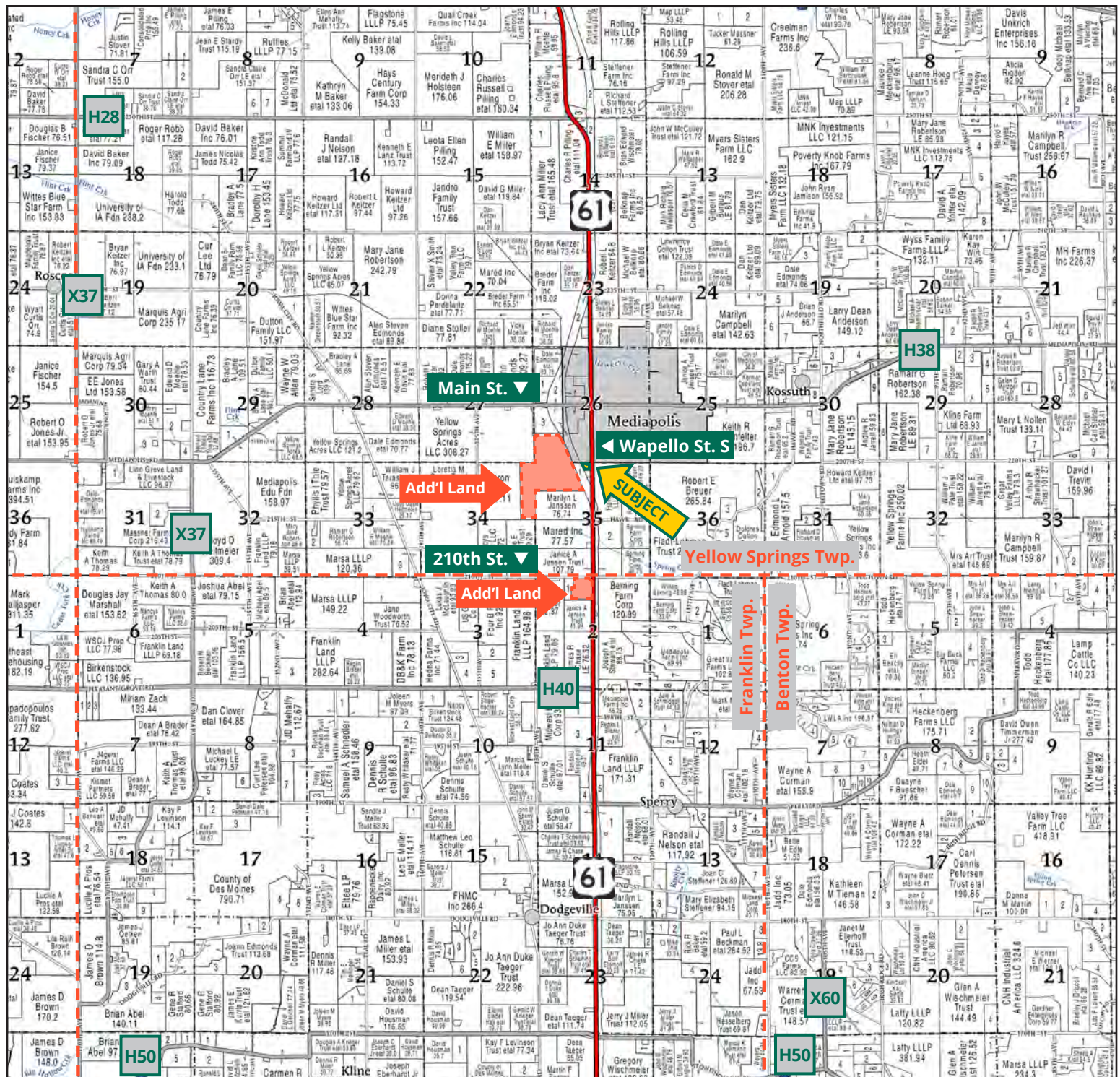


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3.34 Acres, m/l
Des Moines County, IA

Yellow Springs & Franklin Townships, Des Moines County, IA



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FSA/Eff. Crop Acres: 0.19 | CRP Acres: 2.49 | Soil Productivity: 90.50 CSR2



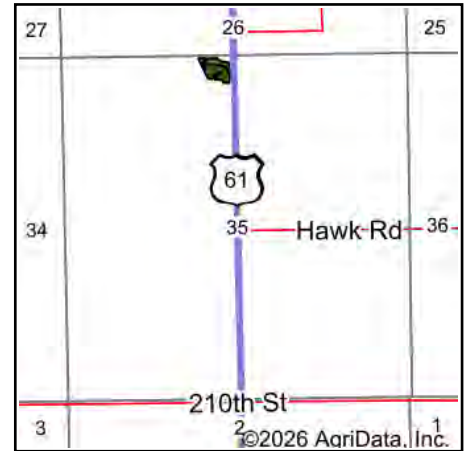
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Soils data provided by USDA and NRCS.



State: **Iowa**
County: **Des Moines**
Location: **35-72N-3W**
Township: **Yellow Springs**
Acres: **2.68**
Date: **9/3/2026**



Maps Provided By:



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Area Symbol: IA057, Soil Area Version: 30

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
280	Mahaska silty clay loam, 0 to 2 percent slopes	1.82	67.9%		Iw	94
279	Taintor silty clay loam, 0 to 2 percent slopes	0.86	32.1%		IIw	83
Weighted Average					1.32	90.5

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

Location

From Mediapolis: South on Wapello St. S. The property is on the west side of the road.

Simple Legal

That part of the NE $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 35, 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

- \$50,000.00
- 10% down upon acceptance of offer, balance due in cash at closing.

Possession

Negotiable.

Real Estate Tax

Taxes Payable 2026-2027: \$155.00*

Net Taxable Acres: 3.34*

Tax per Net Taxable Acre: \$46.41*

**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, Part of Tract 5123

FSA/Eff. Crop Acres: 0.19

CRP Acres: 2.49

CRP Contracts

There are 2.49 acres enrolled in a CP-42 contract that pays \$262.00 per acre, or \$652.00 annually and expires September 30, 2026. A new CP-42 contract for 2.56 acres will begin October 1, 2026. That contract pays \$216.00 per acre, or \$553.00 annually and expires September 30, 2036.

Soil Types/Productivity

Primary soils are Mahaska and Taintor. CSR2 on the FSA/Eff. crop acres and CRP acres is 90.50. 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 land is level.

Drainage

Drainage is natural.

Buildings/Improvements

There is a cell tower located on this site. The income from this tower has been sold and the buyer will receive no revenue from the cell tower.

Water & Well Information

None.

Comments

This is a nice lot located just southwest of Mediapolis, Iowa.

Additional Land for Sale

Seller has two additional tracts of land for sale located west 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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Southwest Corner Looking Northeast



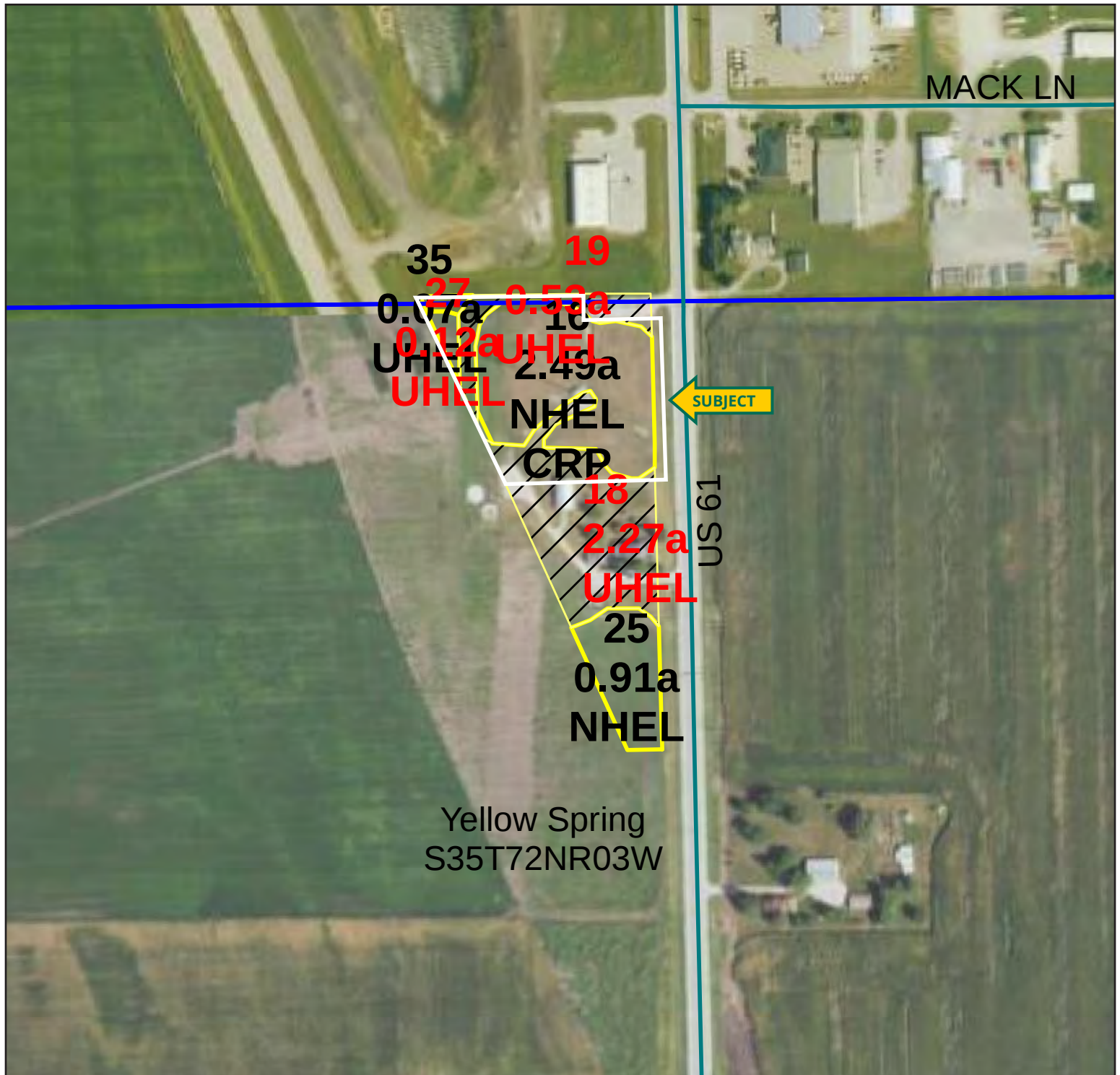
Northwest Corner Looking Southeast

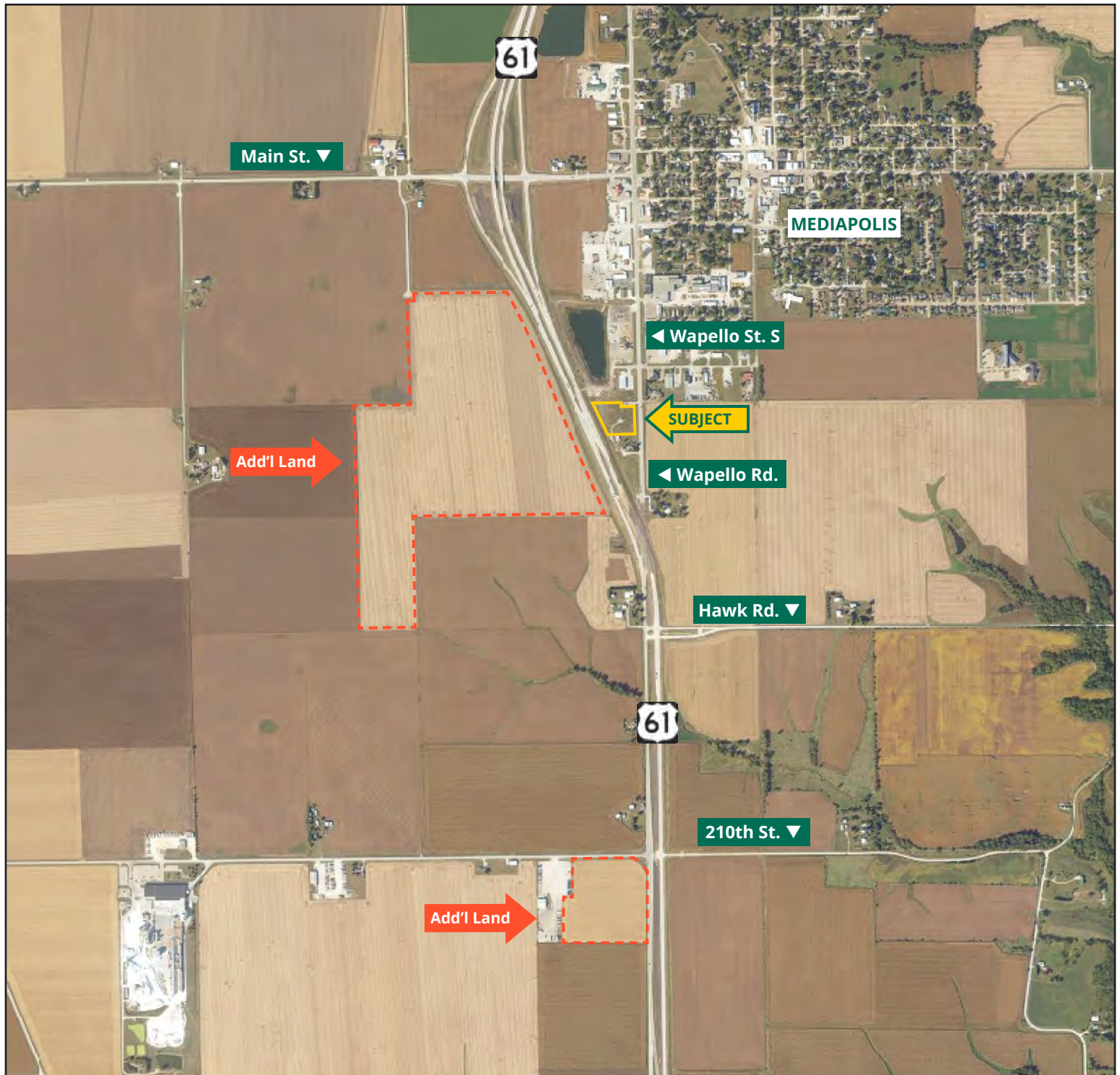


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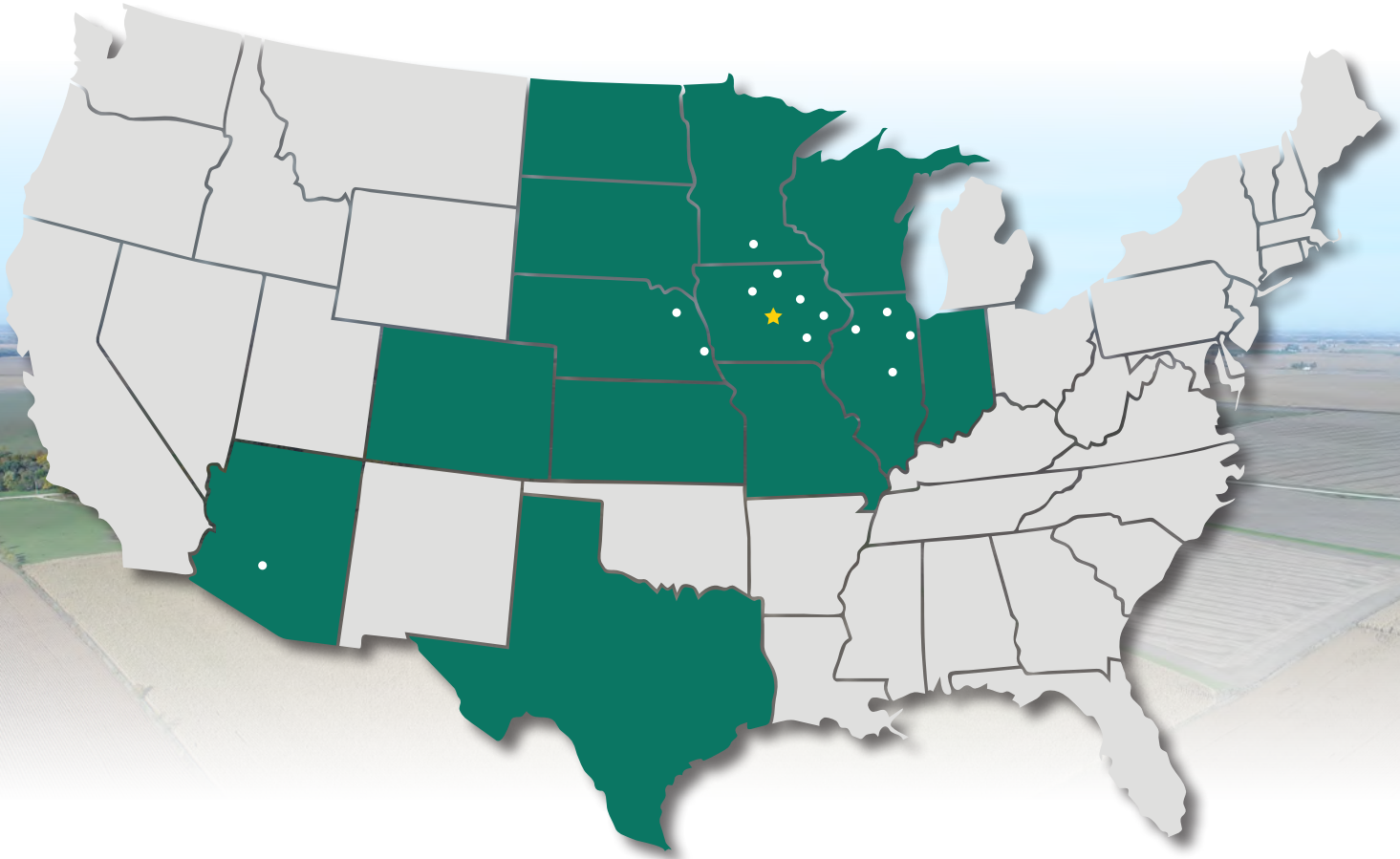
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