



LAND FOR SALE

Good-Quality Farmland Located Along US-61



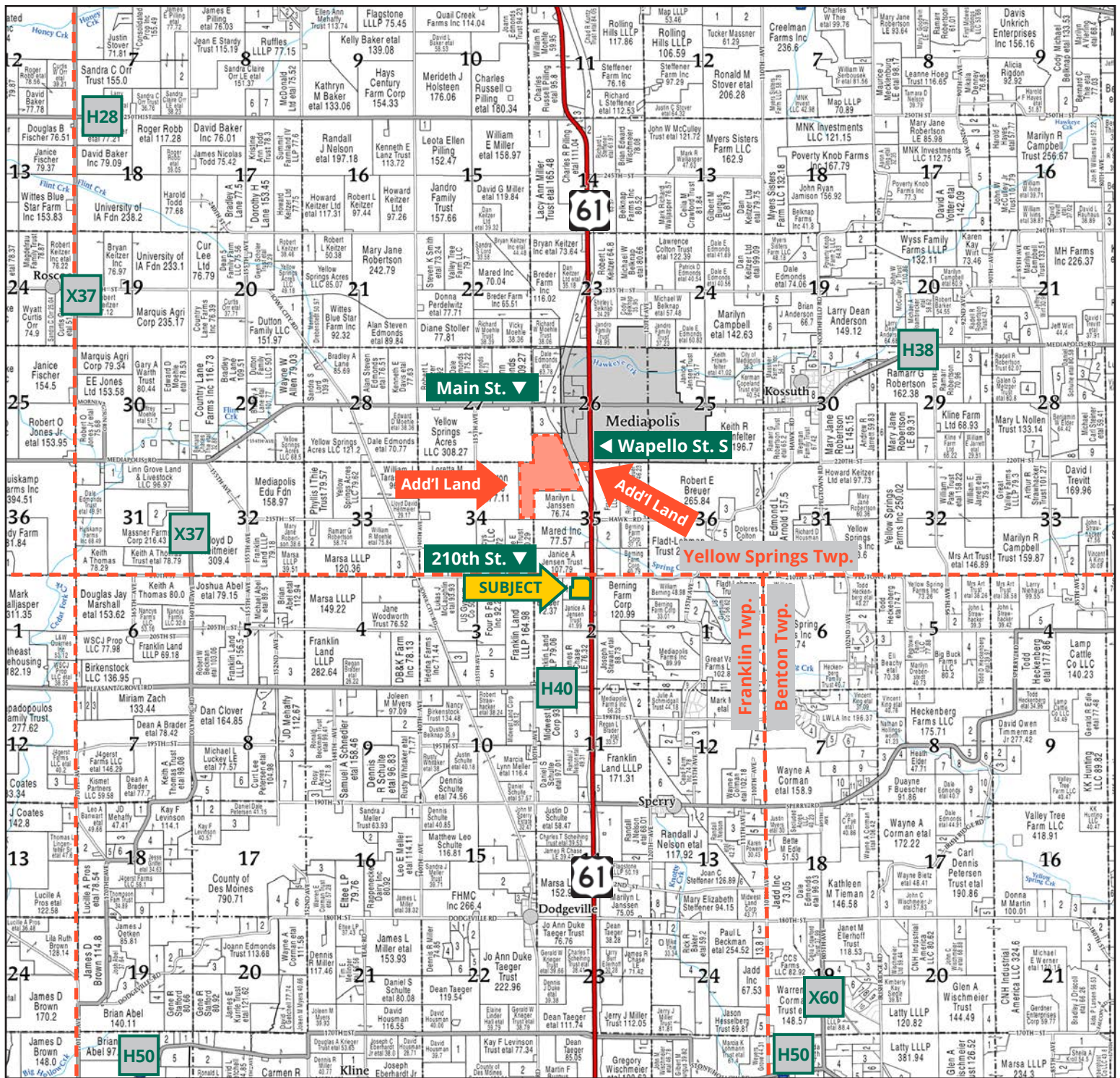
TROY LOUWAGIE, ALC
Licensed Broker in IA & IL
319.721.4068
TroyL@Hertz.ag



DANIEL GANZ, AFM
Licensed Salesperson in IA
319.895.8858
DanielG@Hertz.ag

319.895.8858 | 102 Palisades Road
Mount Vernon, IA 52314-0050 | www.Hertz.ag

20.71 Acres, m/I
Des Moines County, IA



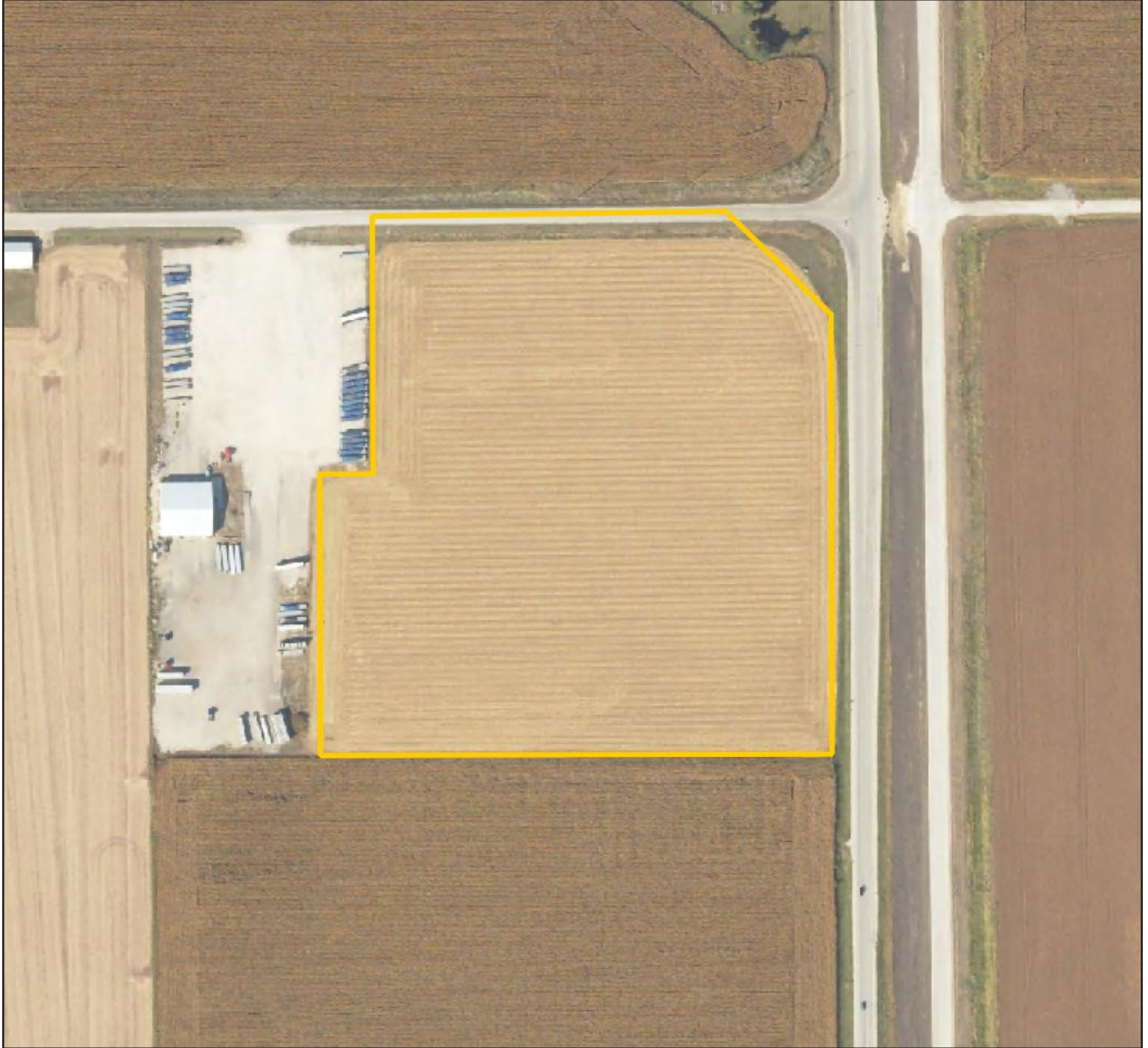
Map reproduced with permission of Farm & Home Publishers, Ltd.

319.895.8858 | 102 Palisades Road | Mount Vernon, IA 52314-0050 | www.Hertz.ag

TROY LOUWAGIE, ALC
319.721.4068
TroyL@Hertz.ag

DANIEL GANZ, AFM
319.895.8858
DanielG@Hertz.ag

FSA/Eff. Crop Acres: 20.18 | Soil Productivity: 84.90 CSR2



319.895.8858 | 102 Palisades Road | Mount Vernon, IA 52314-0050 | www.Hertz.ag

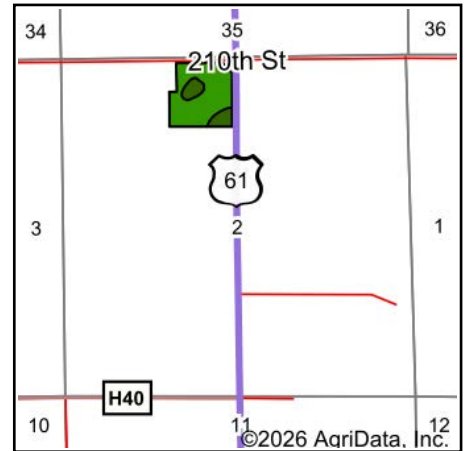
TROY LOUWAGIE, ALC
319.721.4068
TroyL@Hertz.ag

DANIEL GANZ, AFM
319.895.8858
DanielG@Hertz.ag



©2026 AgriData, Inc.

Soils data provided by USDA and NRCS.



State: **Iowa**
 County: **Des Moines**
 Location: **2-71N-3W**
 Township: **Franklin**
 Acres: **20.18**
 Date: **9/3/2026**



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	16.64	82.5%		Ilw	83
280	Mahaska silty clay loam, 0 to 2 percent slopes	3.54	17.5%		lw	94
Weighted Average					1.82	84.9

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

Location

From Mediapolis: 1 mile south on US-61. The property is located southwest of the intersection with 210th St.

Simple Legal

Parcel "A" located in the NE¼ NW¼ of Section 2, Township 71 North, Range 3 West of the 5th P.M., Des Moines County, Iowa. *Final abstract/title documents to govern legal description.*

Price & Terms

PRICE REDUCED!

- \$362,425.00 \$338,608.50
- \$17,500/acre \$16,350/acre
- 10% down upon acceptance of offer, balance due in cash at closing.

Possession

Negotiable.

Real Estate Tax

Taxes Payable 2026-2027: \$870.00
Gross Acres: 20.71
Net Taxable Acres: 20.00
Tax per Net Taxable Acre: \$43.50

Lease Status

Lease is open for the 2027 crop year.

FSA Data

Farm 5476, Tract 4596
FSA/Eff. Crop Acres: 20.18
Corn Base Acres: 17.65
Corn PLC Yield: 134 Bu.

Soil Types/Productivity

Primary soils are Taintor and Mahaska. CSR2 on the FSA/Eff. crop acres is 84.90. 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

The farm is level.

Drainage

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

Buildings/Improvements

None.

Water & Well Information

None.

Comments

This is a highly productive Des Moines County farm located along US-61.

Additional Land for Sale

Seller has two additional tracts 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.

319.895.8858 | 102 Palisades Road | Mount Vernon, IA 52314-0050 | www.Hertz.ag

TROY LOUWAGIE, ALC

319.721.4068

TroyL@Hertz.ag

DANIEL GANZ, AFM

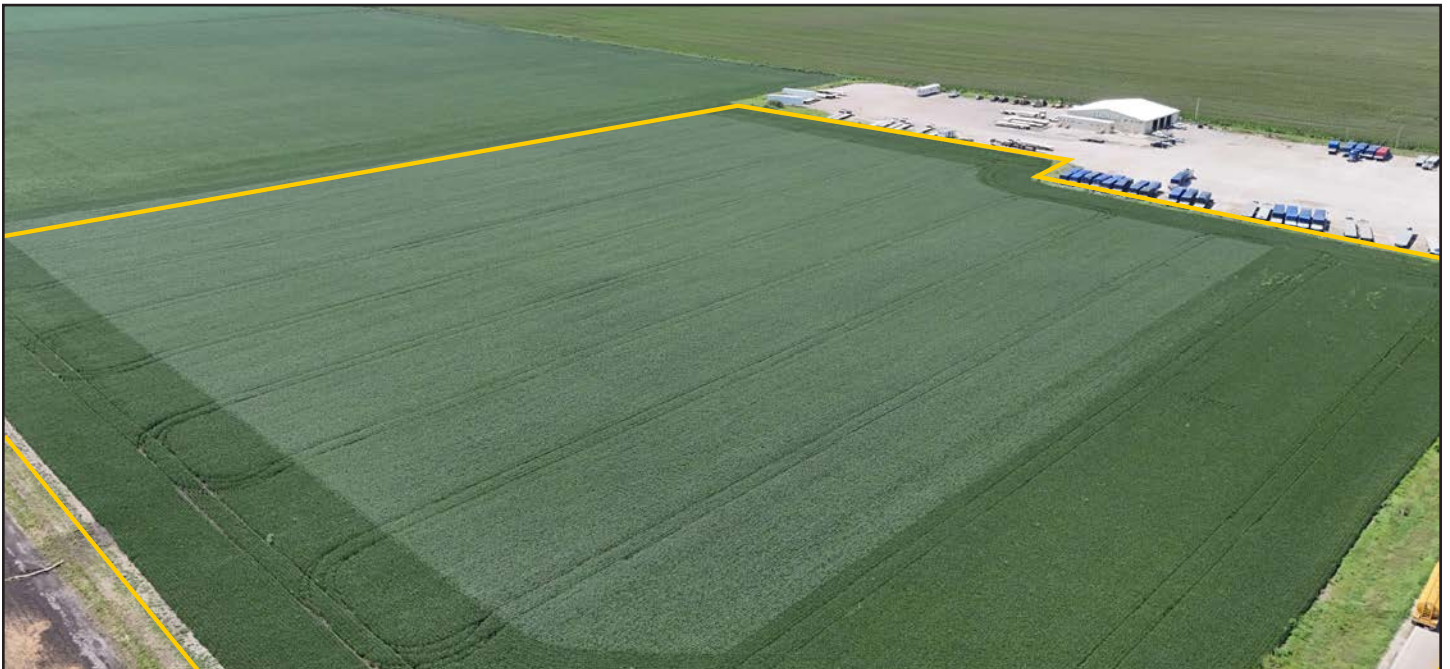
319.895.8858

DanielG@Hertz.ag

Northwest Corner Looking Southeast



Northeast Corner Looking Southwest

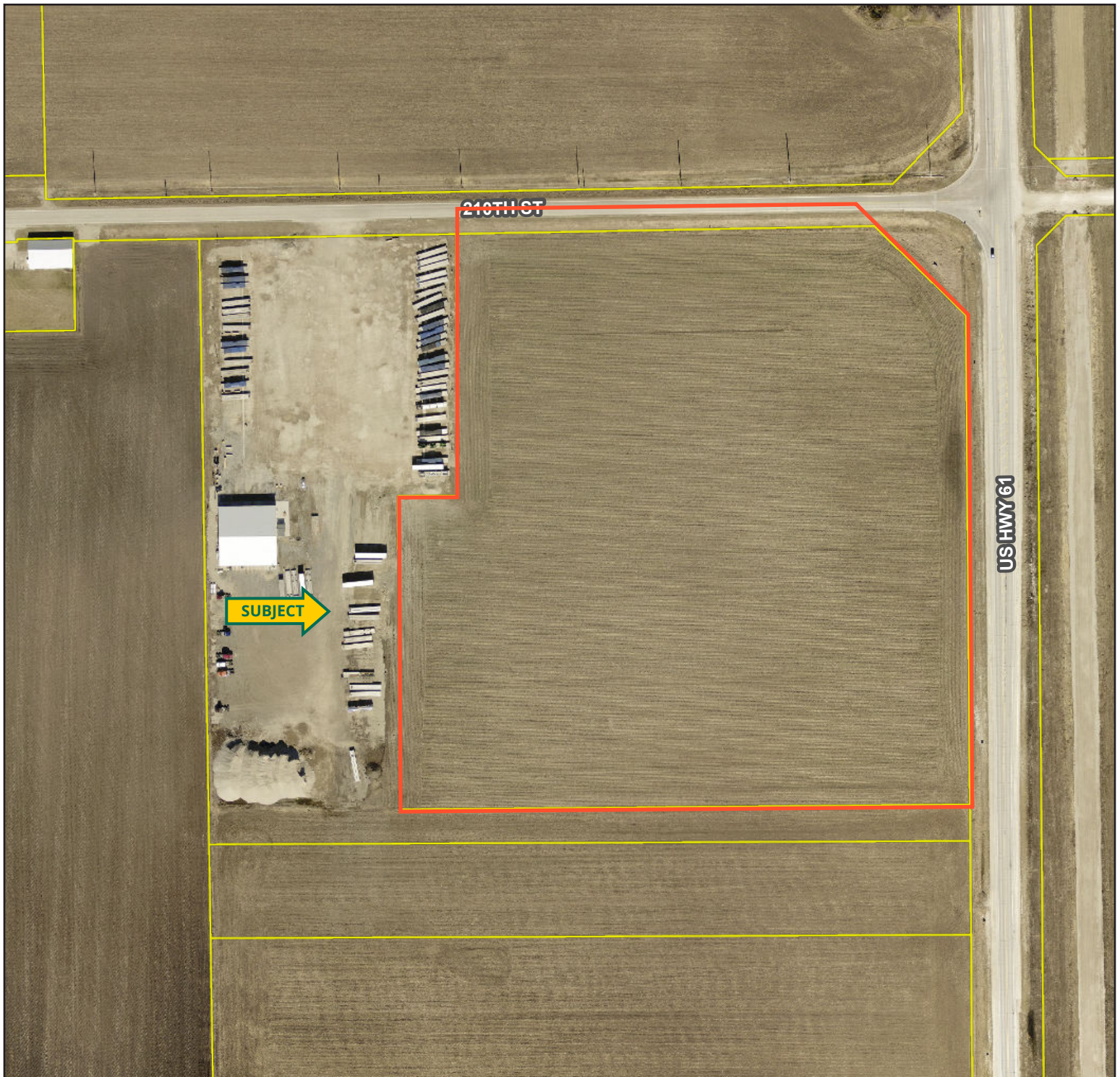


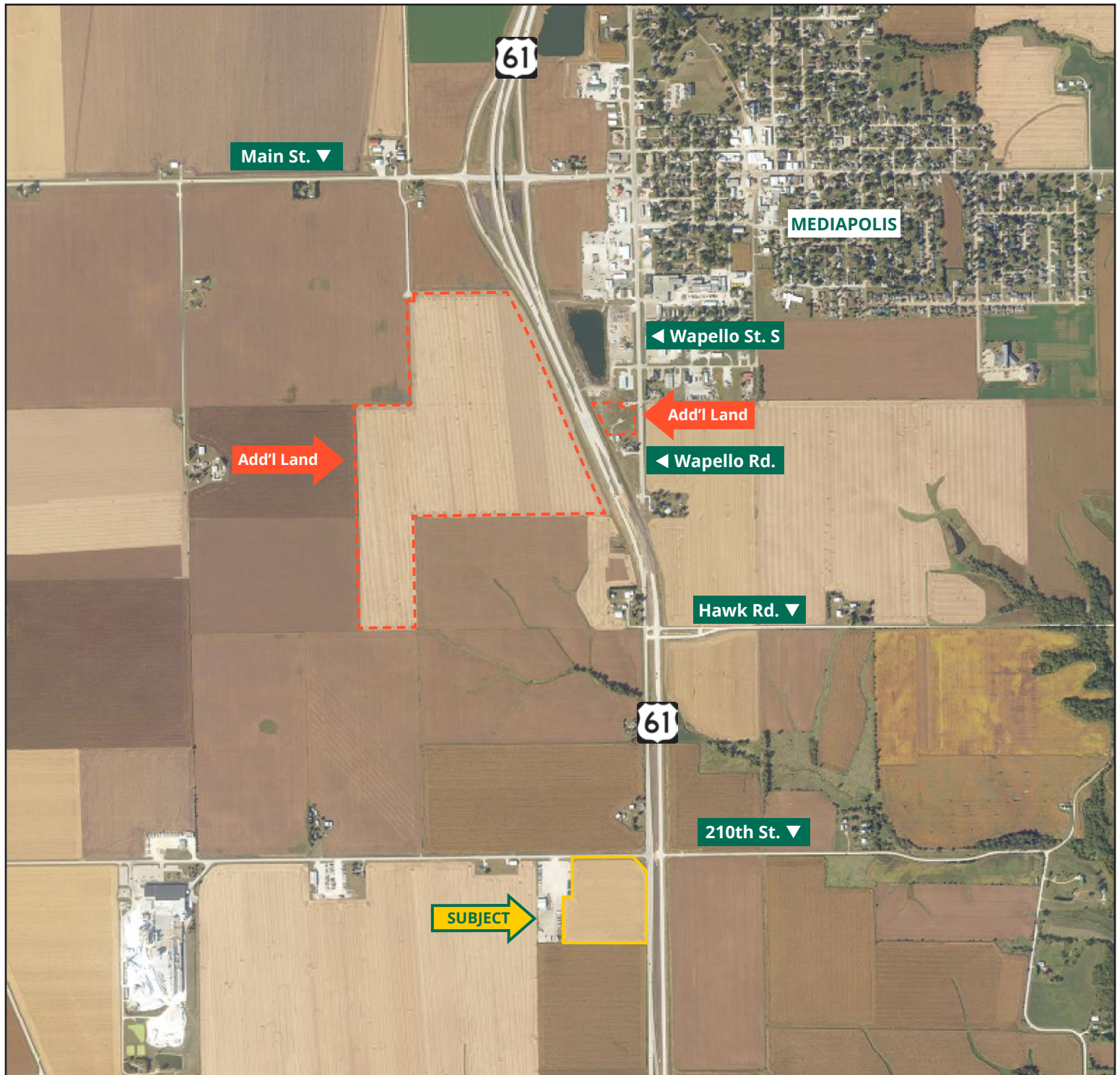
319.895.8858 | 102 Palisades Road | Mount Vernon, IA 52314-0050 | www.Hertz.ag

TROY LOUWAGIE, ALC
319.721.4068
TroyL@Hertz.ag

DANIEL GANZ, AFM
319.895.8858
DanielG@Hertz.ag





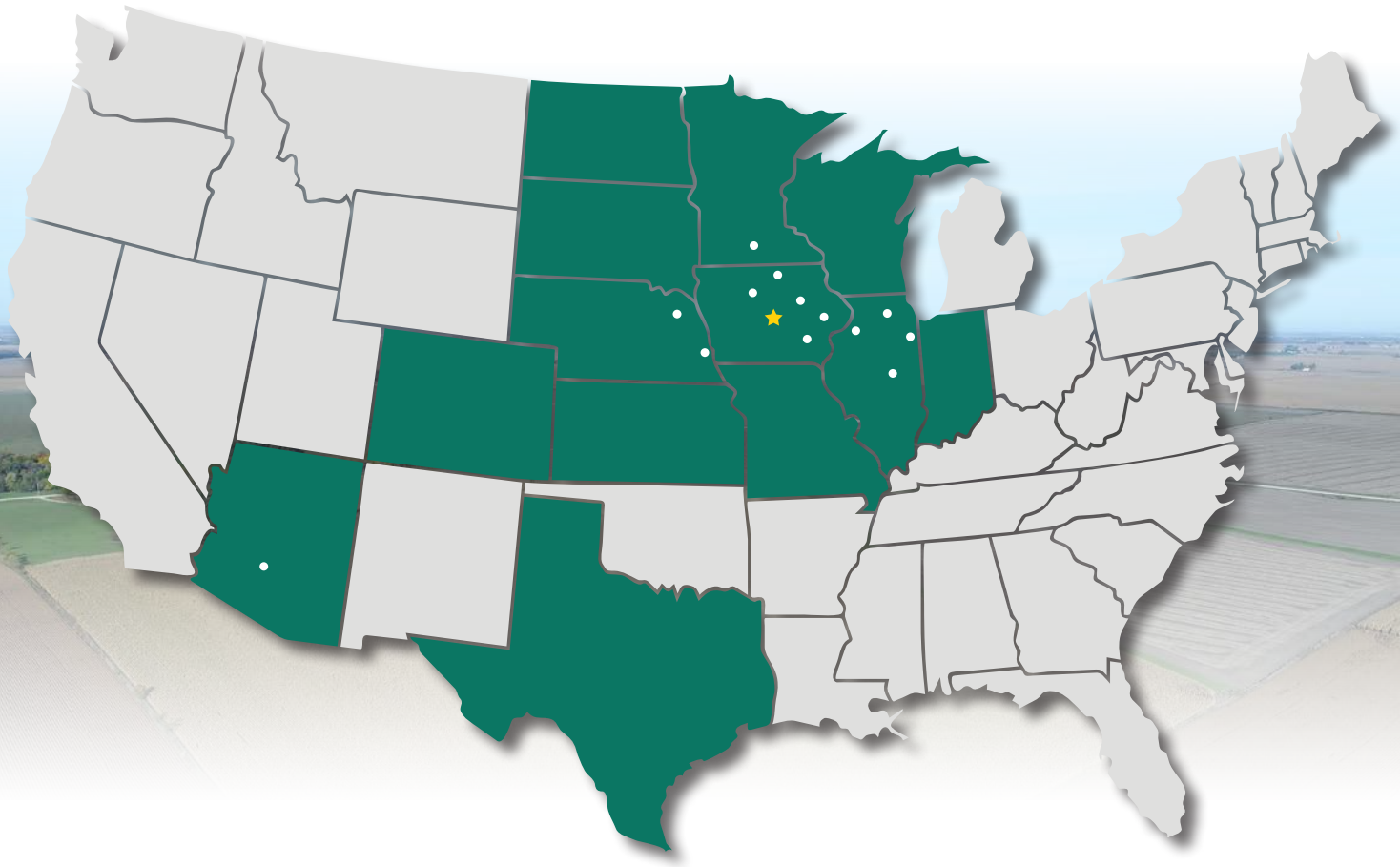


319.895.8858 | 102 Palisades Road | Mount Vernon, IA 52314-0050 | www.Hertz.ag

TROY LOUWAGIE, ALC
319.721.4068
TroyL@Hertz.ag

DANIEL GANZ, AFM
319.895.8858
DanielG@Hertz.ag

MAKE THE MOST OF YOUR FARMLAND INVESTMENT



Real Estate Sales and Auctions
Professional Buyer Representation
Certified Farm Appraisals
Professional Farm Management

319.895.8858 | 102 Palisades Road | Mount Vernon, IA 52314-0050 | www.Hertz.ag

TROY LOUWAGIE, ALC
319.721.4068
TroyL@Hertz.ag

DANIEL GANZ, AFM
319.895.8858
DanielG@Hertz.ag