



101 East Graham Avenue ▪ Council Bluffs, IA 51503 ▪ 712-328-3477

## **FOR SALE**

### **POTTAWATTAMIE COUNTY , IOWA FARMLAND**

**Owner:** Randall Williams

**Acres:** 146.17

**Location:** 3 Miles North of Crescent, Iowa on Old Lincoln Highway to 185<sup>th</sup> Street, Then ½ mile North on County Gravel Road 185<sup>th</sup> Street to SW Corner of Property. OR 2 ½ Miles North of Crescent, Iowa on Old Lincoln Highway To Coldwater Avenue, then ¾ mile Northeast to 190<sup>th</sup> Street, then ¼ Mile North on 190<sup>th</sup> Street to owned access lane.

**Description:** Property features high quality terraced upland and tiled creek bottom Soils with excellent access to nearby markets for corn and soybeans. Property is in a high state of productivity with an APH of 204 on corn And 56 on soybeans. Major soil types include Napier, McPaul, and Ida.

**FSA Info:** Farm Number 597, Tract 676. DCP Cropland Acres of 123.3 of which 106.16 are cropland and 17.14 are CRP. Corn Base of 83.8 acres and Soybean Base of 17.9 acres. 17.14 Acres of CRP with annual payment Of \$3,593.00. Buyer to assume and maintain all CRP contracts.

**Cropland CSR2:** 77.2

**2018-2019 Lease:** Row crop acres are leased for 2018 and 2019 with an annual payment of \$26,780.00 due in halves on March 15 and November 15. Buyer to Assume the 2018-2019 cash rent lease and receive 100% of the 2019 Payments.

**RE Taxes:** \$4,440.00

**Listing Price:** \$907,000.00

**Attachments:** Plat Map, Aerial Photo, Soil Map, and Legal Description

**Contact:** David Thien AFM, ALC, Broker  
Thien Farm Management, Inc.  
101 East Graham Avenue, Council Bluffs, IA 51503  
712-328-3477 or 402-699-1464

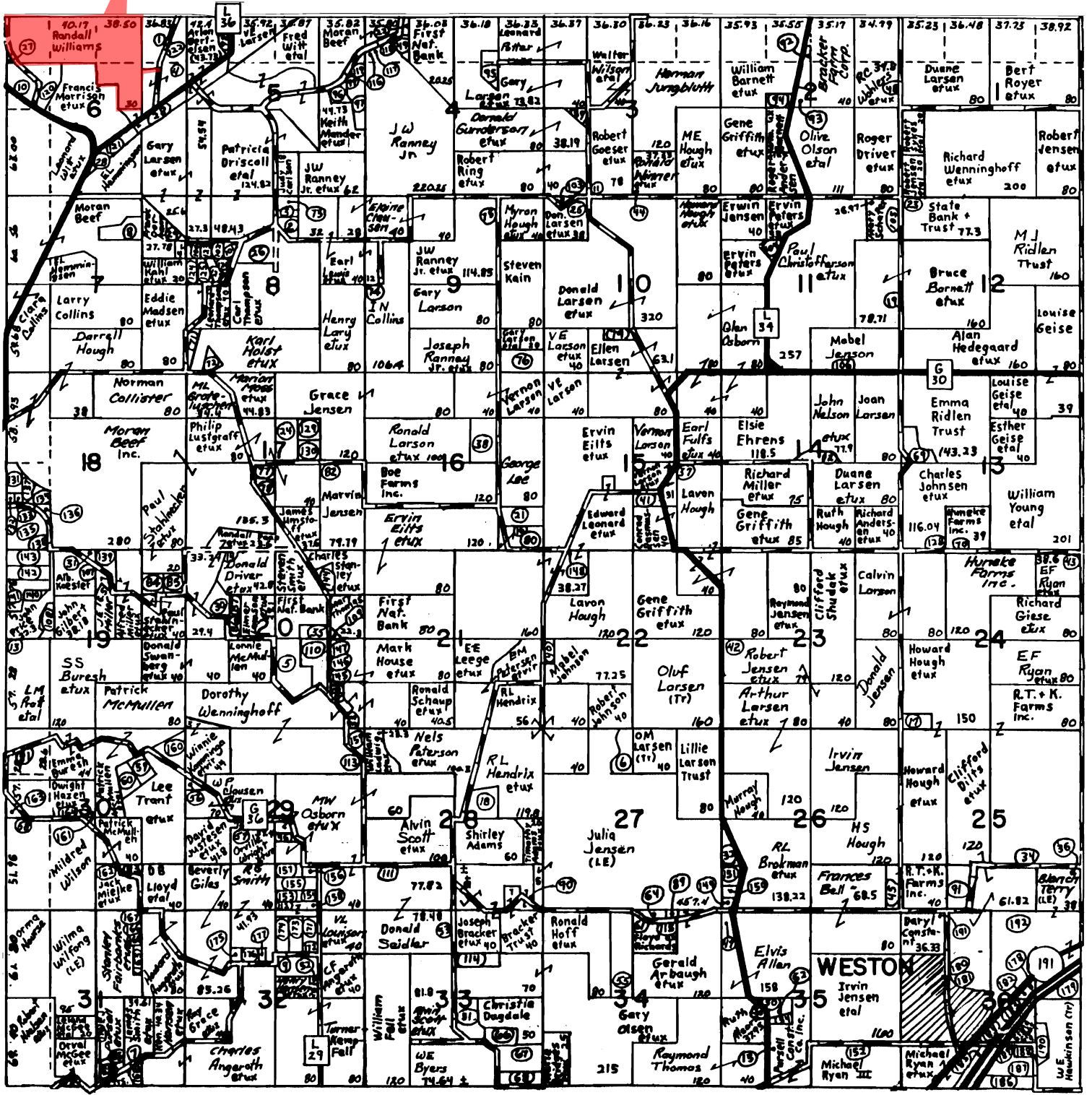
## Complete Legal Description

N1/2 NW1/4 except 2.44 acres in the Southwest corner, Section 6, Township 76, Range 43, which excepted parcel is described as follows: A 2.44 acre tract in the SW corner of NW1/4 NW1/4 of Section 6 described as follows: Beginning 10.94 chains South from the NW corner of said Section 6, running thence (with magnetic variation  $3\frac{3}{4}^{\circ}$  E) South 10.25 chains or to the 40 acre line, thence (with magnetic variation  $11^{\circ}$  E) East on said line 6.50 chains, or to the center of the present traveled road, thence (with magnetic variation  $8\frac{3}{4}^{\circ}$  E) along the center of said road, N  $58^{\circ}$  W 3.17 chains, thence N  $27\frac{1}{4}^{\circ}$  W 7.38 chains, thence N  $15\frac{3}{4}^{\circ}$  W 1.84 chains or the place of beginning in Township 76, Range 43.

NW1/4 NE1/4; E1/2 SW1/4 NE1/4 and NW1/4 SW1/4 NE1/4 all in Section 6, Township 76, Range 43; also a strip of land 16 feet wide in the SE1/4 of the NE1/4, of Section 6, Township 76, Range 43, the centerline of which is described as follows: Commencing at the Southeast corner of the W1/2 of the NE1/4, running thence North on the East line of said 80 acre tract a distance of 1130 feet to a point in the center of the road above referred to, this being place of beginning, thence in a straight line East 480 feet to the center of County Road "J" which runs through the E1/2 of the NE1/4 of said Section 6, Township 76, Range 43.

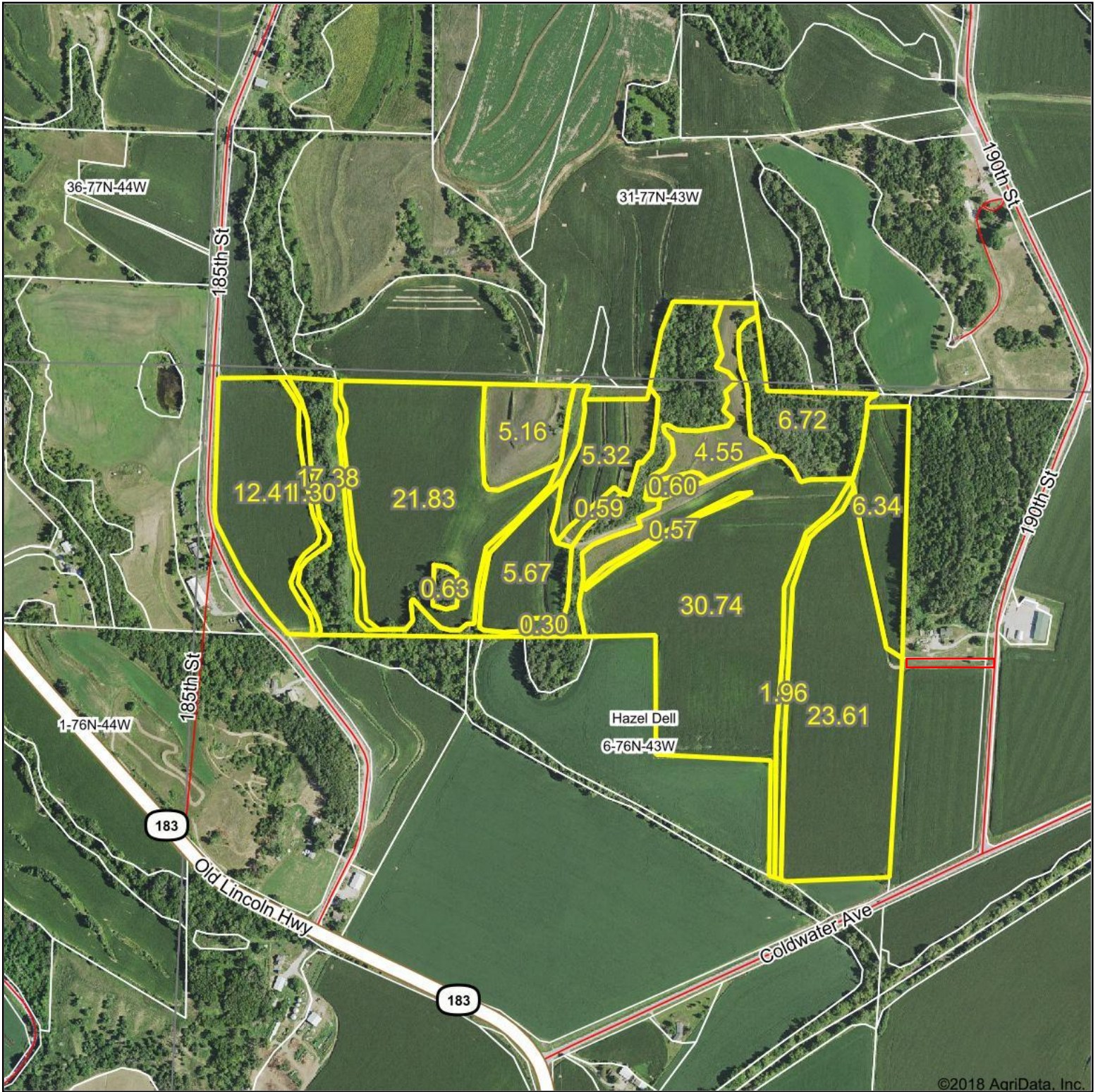
Also the following described tract: Commencing at the quarterpost on the South side of Section 31, Township 77, Range 43, running East 7.91 chains, thence North  $10^{\circ} 30'$  West 7.55 chains, thence West 6.63 chains, thence South 7.55 chains to place of beginning.

# Location of Farm to Hazel Dell Township





# Aerial Map

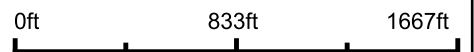


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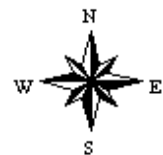


**THIEN**  
FARM MANAGEMENT

map center: 41° 25.0345', -95° 50.0571'



**6-76N-43W**  
**W Pottawattamie County**  
**Iowa**

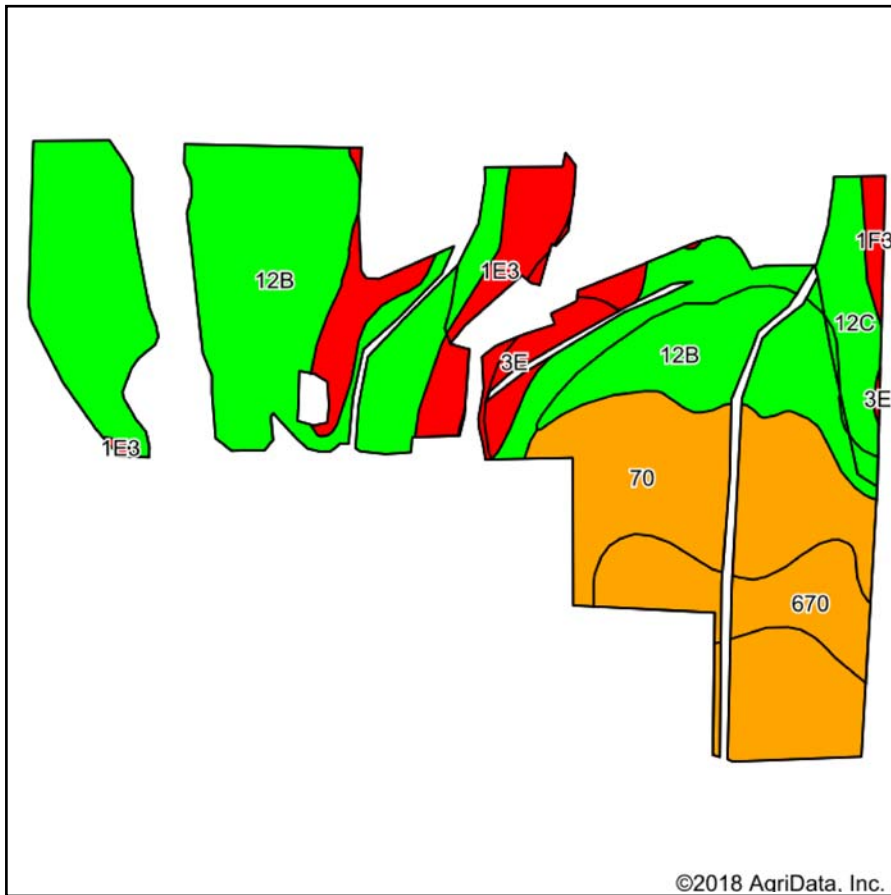


Maps Provided By:  
**surety**  
CUSTOMIZED ONLINE MAPPING  
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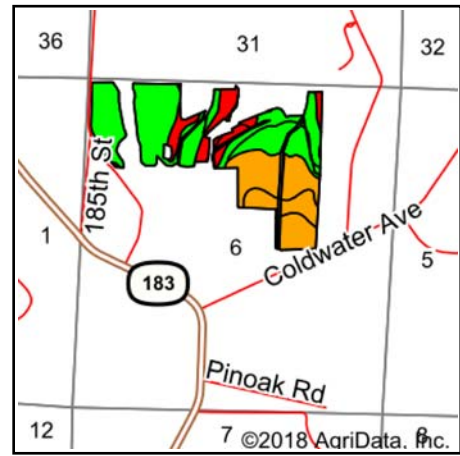
8/13/2018



# Soils Map



Soils data provided by USDA and NRCS.



State: **Iowa**  
 County: **W Pottawattamie**  
 Location: **6-76N-43W**  
 Township: **Hazel Dell**  
 Acres: **105.92**  
 Date: **8/13/2018**



Maps Provided By:



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**Area Symbol: IA155, Soil Area Version: 22**

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR	NCCPI Soybeans
12B	Napier silt loam, 2 to 5 percent slopes	48.11	45.4%		Ile	93	77	85
70	McPaul silt loam, 0 to 2 percent slopes	25.95	24.5%		Iw	71	78	82
12C	Napier silt loam, 5 to 9 percent slopes	10.23	9.7%		IIIe	89	62	84
1E3	Ida silt loam, 14 to 20 percent slopes, severely eroded	9.21	8.7%		IVe	18	30	43
670	Rawles silt loam, 0 to 2 percent slopes	8.30	7.8%		IIw	80	75	79
3E	Castana silt loam, 9 to 20 percent slopes	2.43	2.3%		IVe	45	32	64
1F3	Ida silt loam, 20 to 30 percent slopes, severely eroded	1.05	1.0%		VIe	8	10	7
2G	Hamburg silt loam, 40 to 75 percent slopes	0.64	0.6%		VIIe	5	5	10
<b>Weighted Average</b>						<b>77.2</b>	<b>69.4</b>	<b>78.3</b>

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

\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.