

# Growthland

**100 Acres m/l  
Monroe County, IA  
\$840,000**

## Farm For Sale

**Comments:**

We are pleased to present a Monroe County bottomland farm with a cropland CSR2 rating of 72.6. This is a sale/leaseback opportunity. The property is being split off from a larger parcel. Survey will determine exact boundaries. Please contact agent for leaseback details.

**Acreage Breakdown:**

Total Acres: 100 A M/L  
Cropland Acres: 76.85 A M/L

**Cropland Soil Productivity:** Tillable CSR2: 72.6

**School District:** Moravia School District

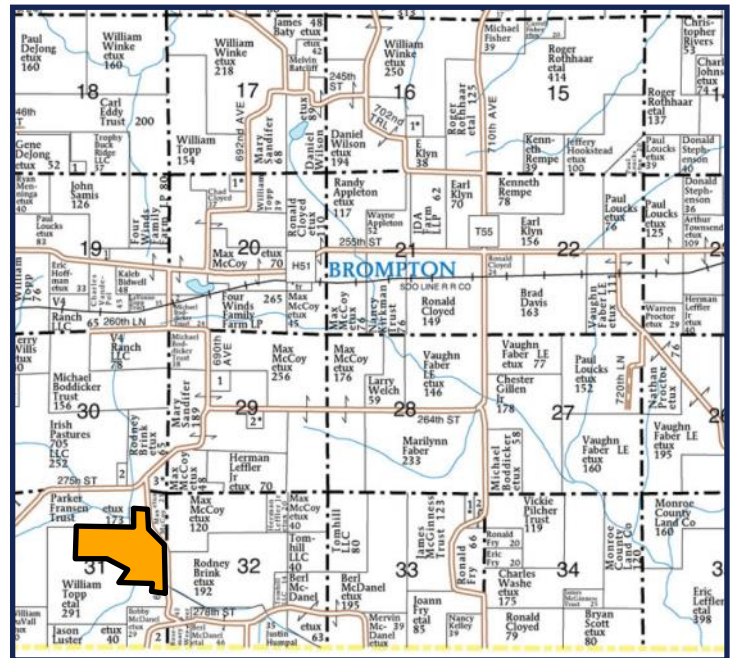
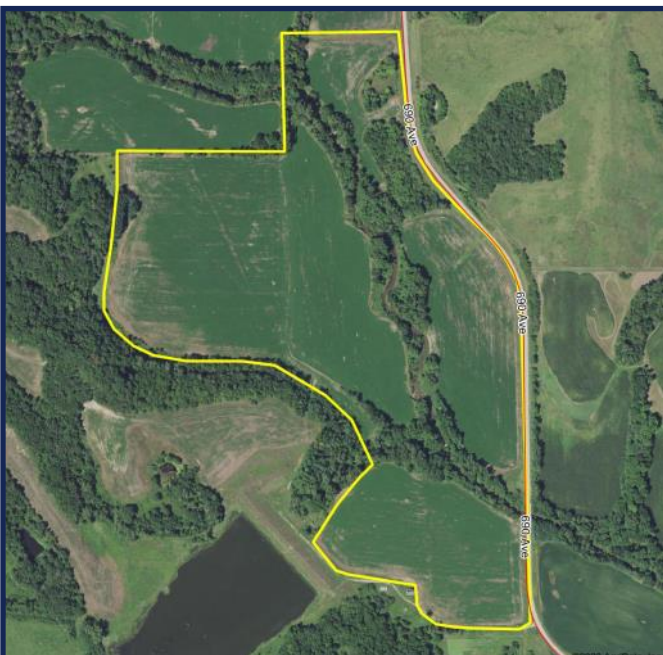
**Taxes:** Estimated \$1,954 annually

**Possession:** At closing.

**FSA Farm Base Acres:**

Commodity	Base Acres	
Corn	52.89	90
Soybeans	23.96	50

**Location:** Located five miles east of Moravia in Section 31 of Urbana Township; bordered to the east by 690th Ave.



**Contact Us**

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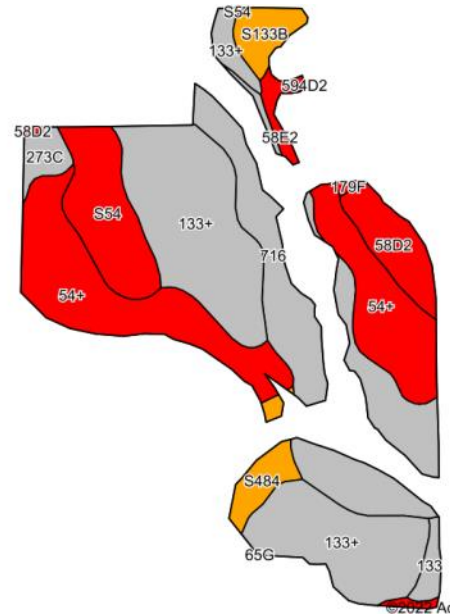
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FSA Map



Cropland Soil Map - CSR2



Code	Soil Description	Acres	% of field	CSR2	CSR2*
133+	Colo silt loam, overwash, 0 to 2 percent slopes	23.56	30.8%	Grey	78
54+	Zook silt loam, heavy till, 0 to 2 percent slopes, occasionally flooded,	18.37	24.0%	Red	68
716	Lawson-Quiver-Nodaway complex, 0 to 2 percent slopes, occasionally	15.95	20.9%	Grey	78
S54	Zook silty clay loam, heavy till, 0 to 2 percent slopes, occasionally flooded	7.00	9.2%	Red	68
58D2	Douds loam, heavy loess, 9 to 14 percent slopes, moderately eroded	3.75	4.9%	Red	44
S484	Lawson silt loam, heavy till, 0 to 2 percent slopes, occasionally flooded	2.19	2.9%	Yellow	86
S133B	Colo silty clay loam, heavy till, 2 to 5 percent slopes, rarely flooded	2.08	2.7%	Yellow	80
273C	Olmitz loam, heavy till, 5 to 9 percent slopes	1.41	1.8%	Grey	77
58E2	Douds loam, heavy loess, 14 to 18 percent slopes, moderately eroded	0.99	1.3%	Red	34
133	Colo silty clay loam, heavy till, 0 to 2 percent slopes, occasionally flooded	0.96	1.3%	Grey	78
179F	Gara loam, 18 to 25 percent slopes	0.17	0.2%	Red	19
				<b>Weighted Average</b>	<b>72.6</b>



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## Photos



**View from the northeast looking southwest**



**View from the west looking southeast**

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## Photos



**View from the east looking west**



**View from the southeast looking northwest**

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