

FARMLAND FOR SALE

Grundy County, IA
156 Acres

Glessner Farm

\$1,747,200 (\$11,200/A)



JOHN AIRY

Real Estate Agent, Farm Manager
Auctioneer

Licensed In Iowa

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✉ john@growthland.com

Property Details

Grundy County, IA
156 Acres

Legal Description

The Northeast Quarter of Section 8, Township 88 North, Range 15, West of the 5th P.M.
Except Parcel A in Grundy County, Iowa.

Township: Grant

Location

Located just south of Dike bordered to the west by Usher Avenue.

Acreage Breakdown:

Taxable Acres: 156.00

Tillable Acres: 123.36

FSA Acres: 156.26

Soil Productivity: **Tillable CSR2:** 75.0

Property Taxes: \$4,270.00

Parcel Numbers: 881508200002

School District: New Hartford Community School District

FSA Farm Base Acres: **Corn Base Acres:** 81.6

Corn PLC Yield: 157

Soybean Base Acres: 41.7

Soybean PLC Yield: 46

Comments:

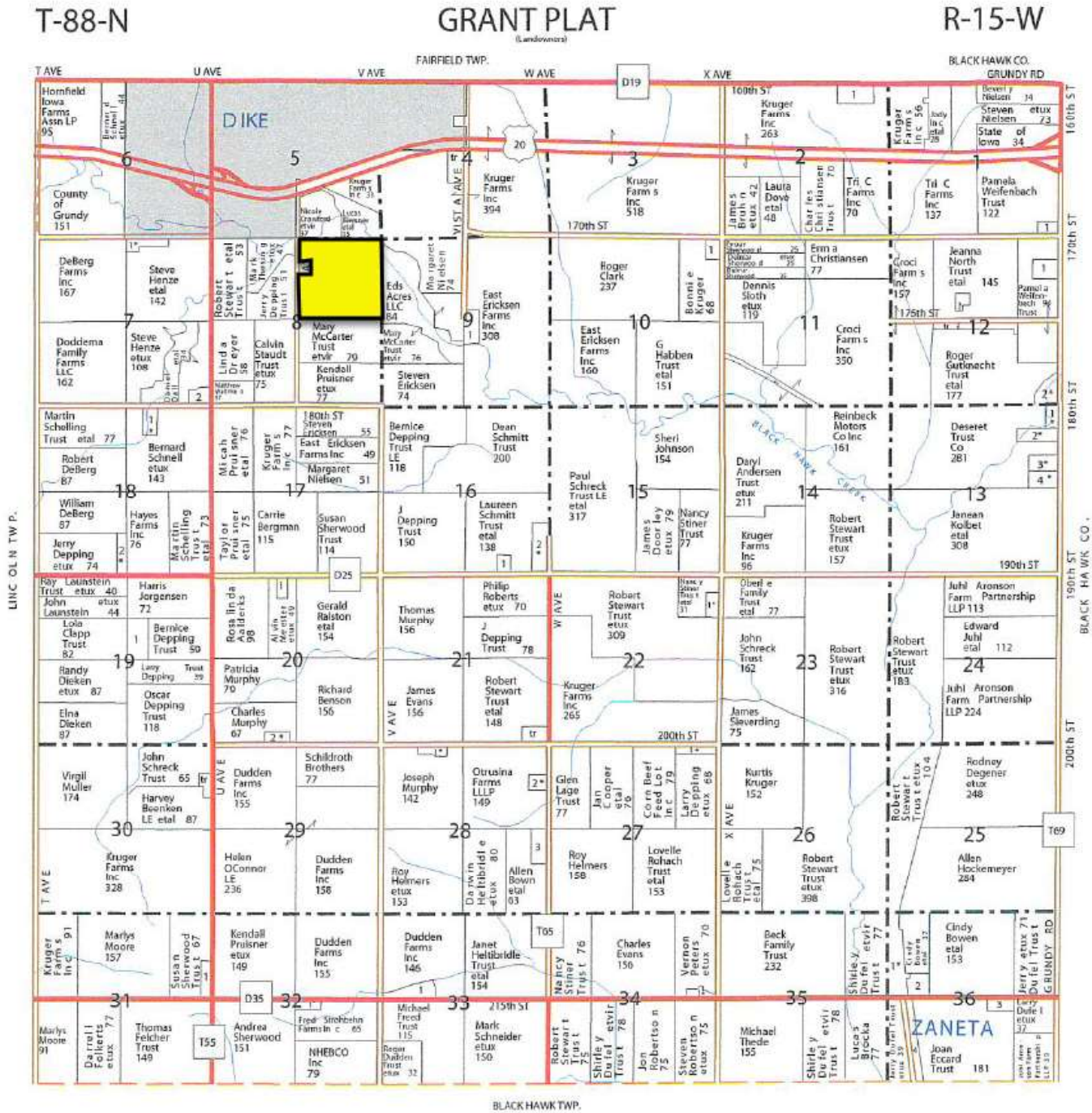
This mixed-use parcel, featuring both pasture or recreational land and cropland, is situated just south of Dike. It is conveniently located in close proximity to the Waterloo and Cedar Falls area, making it an excellent prospect for a building site. The cropland section of the farm is conducive to efficient farming and has a CSR2 of 75.0.

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Appraisals, Management, Brokerage, & Advising

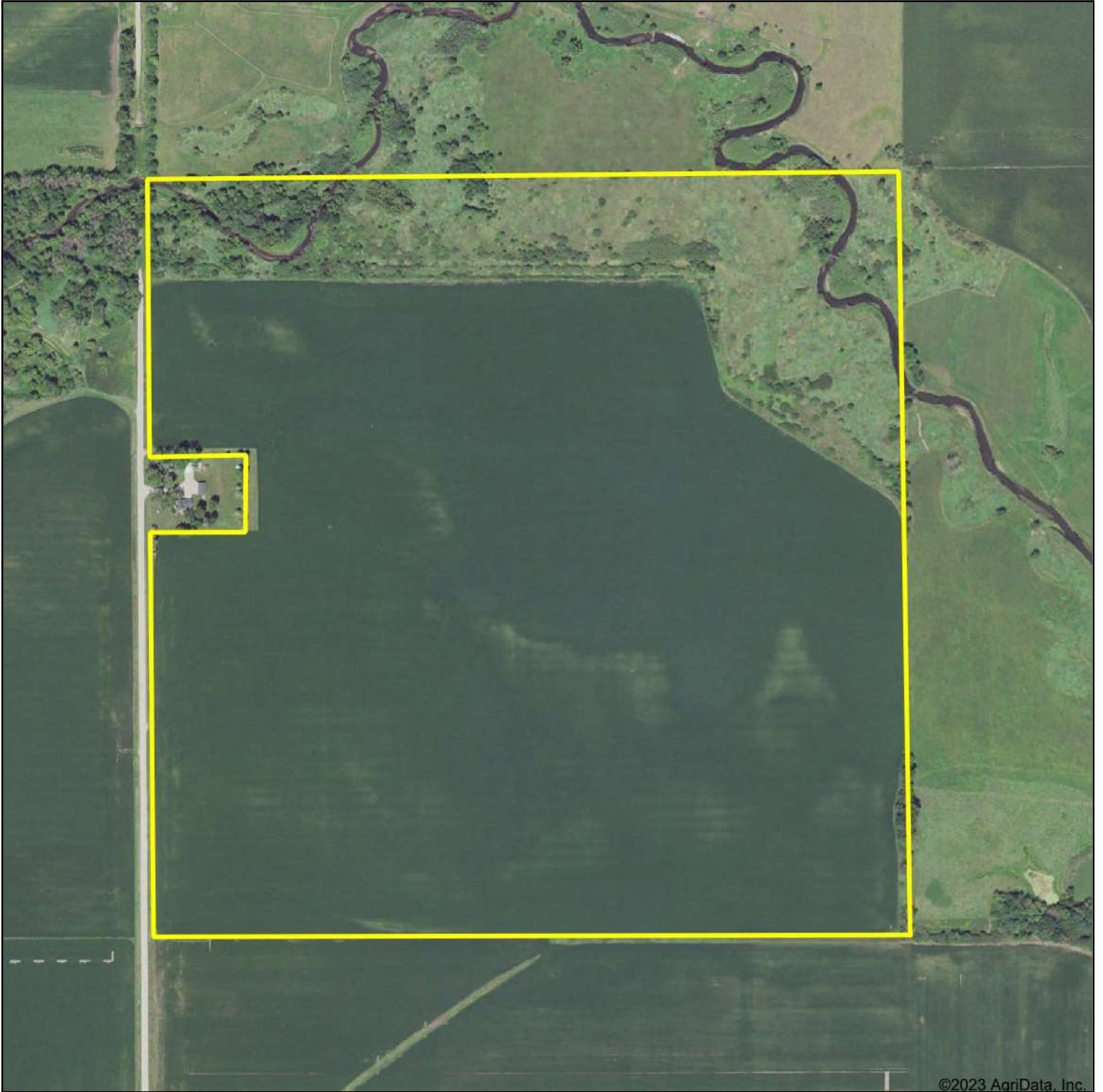
Plat Map

Grundy County, IA
156 Acres



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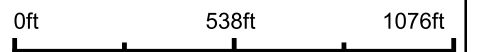
Aerial Map



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Boundary Center: 42.452830, -92.617020



8-88N-15W
Grundy County
Iowa

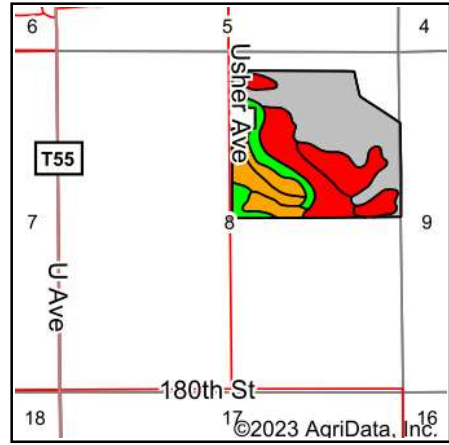
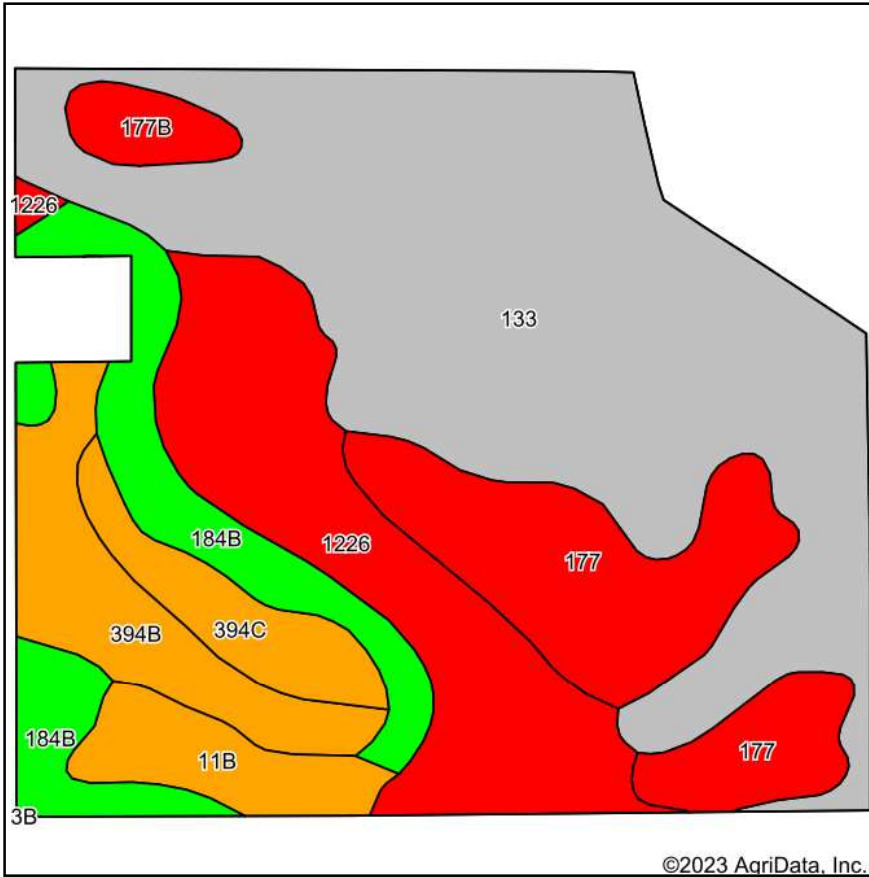


Maps Provided By:



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Soils Map



State: **Iowa**
 County: **Grundy**
 Location: **8-88N-15W**
 Township: **Grant**
 Acres: **123.36**

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Maps Provided By:

CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

Area Symbol: IA075, Soil Area Version: 29					
Code	Soil Description	Acres	Percent of field	CSR2 Legend	CSR2**
133	Colo silty clay loam, 0 to 2 percent slopes, occasionally flooded	54.57	44.2%		78
1226	Lawler loam, 0 to 2 percent slopes, rarely flooded	19.69	16.0%		59
177	Saude loam, 0 to 2 percent slopes	16.53	13.4%		60
184B	Klinger silty clay loam, 2 to 5 percent slopes	11.98	9.7%		95
394B	Ostrander loam, 2 to 5 percent slopes	8.56	6.9%		88
394C	Ostrander loam, 5 to 9 percent slopes	4.88	4.0%		83
11B	Colo-Ely complex, 0 to 5 percent slopes	4.81	3.9%		86
177B	Saude loam, 2 to 5 percent slopes	2.34	1.9%		55
				Weighted Average	75

**IA has updated the CSR values for each county to CSR2.
 Soils data provided by USDA and NRCS.

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- Legend**
- Non-Cropland
 - CRP
 - Iowa PLSS
 - Cropland
 - Tract Boundary
 - Iowa Roads

Wetland Determination Identifiers

- Restricted Use
- ▼ Limited Restrictions
- Exempt from Conservation Compliance Provisions

Tract Cropland Total: 123.36 acres

2023 Program Year

Map Created March 16, 2023

Farm 6195

Tract 8107

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USDA is an equal opportunity provider, employer, and lender.



Property Photos

Grundy County, IA

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View from the northwest looking southeast



View from the southwest looking northeast

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