



PASTURE FOR SALE

Franklin County, Iowa

37 Acres M/L
\$212,750 (\$5,750/A)



Property Details

Taxable Acres: 37.1

FSA Farmland Acres: 37.31

CSR2: 32.0

Property Taxes: \$438

School District: CAL Community

Unique offering in Franklin County of 37 acres of pasture with perimeter fences and a water source. Located 3 miles north of Latimer right off Interstate 35 Exit 170. Bordered on the west by Heather Avenue.



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**SCOTT
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Aerial Map





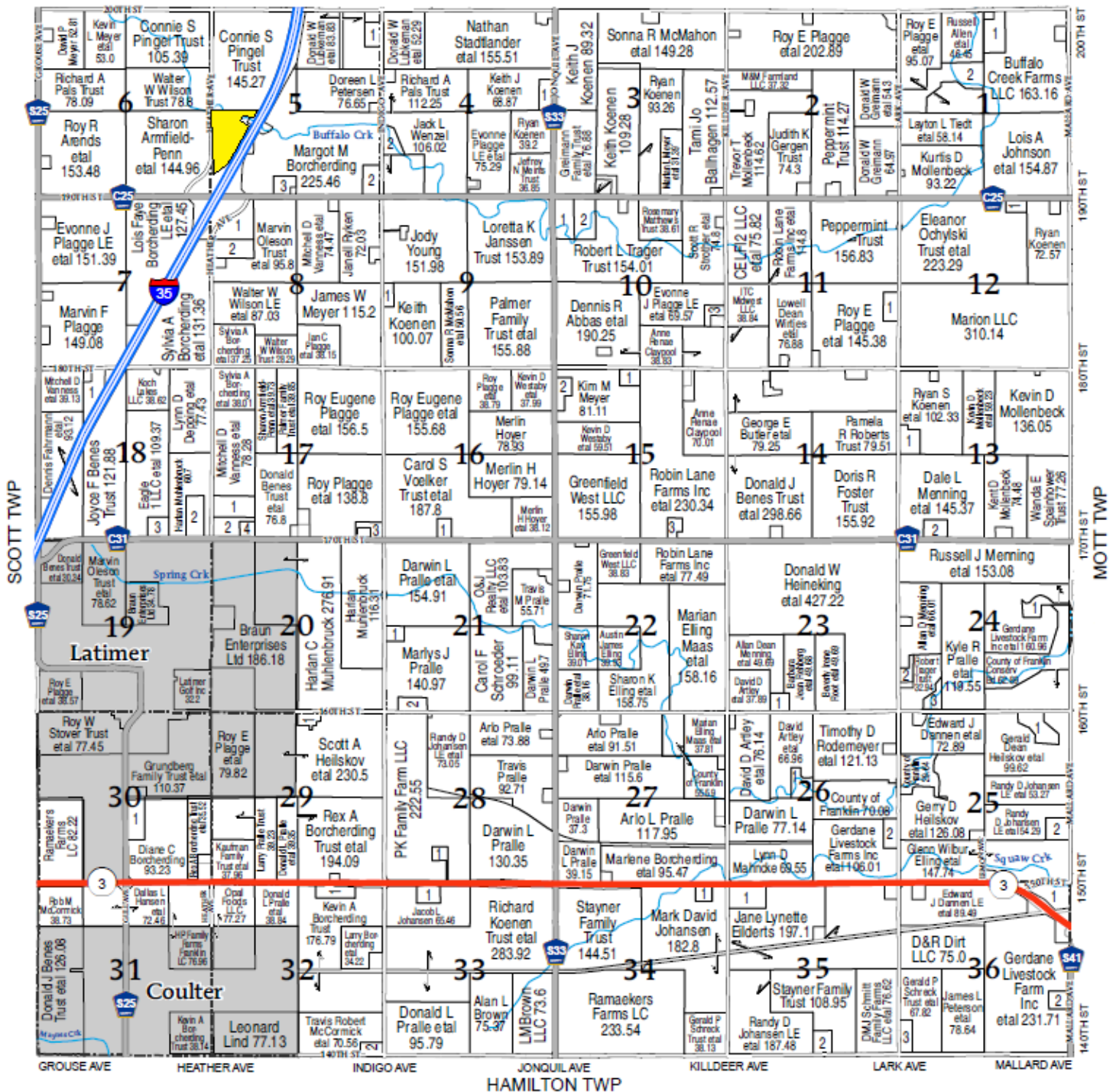
Plat Map

T-92-N

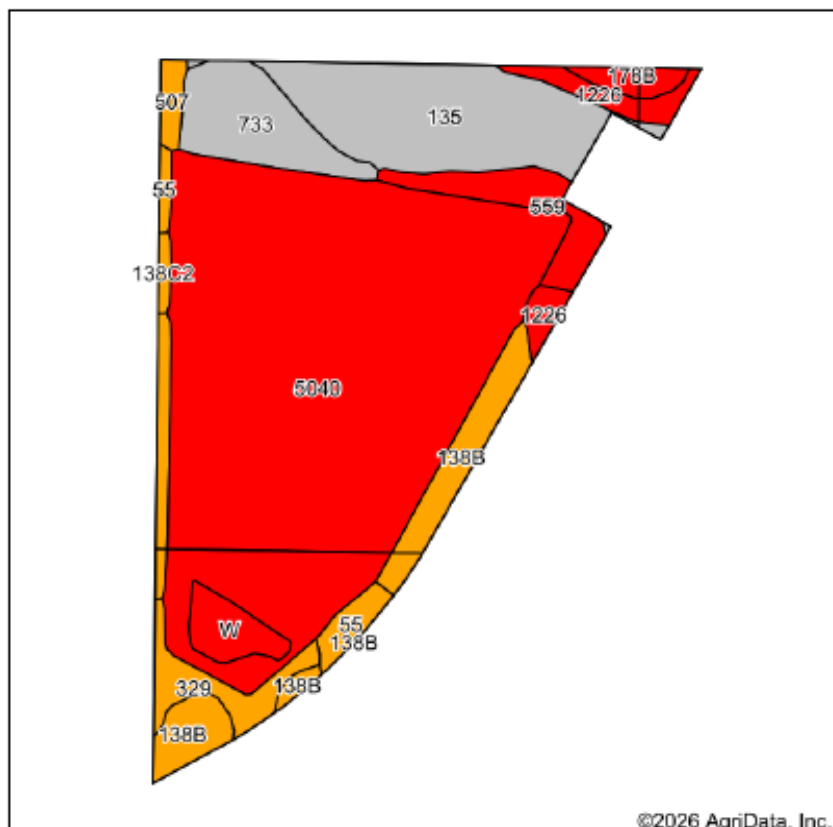
MARION PLAT

R-21-W

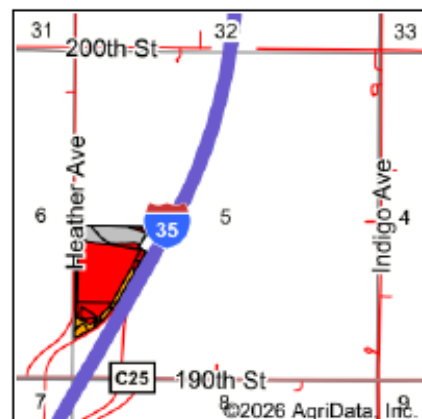
(Landowners)
RICHLAND TWP



Soil Map



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State: Iowa
County: Franklin
Location: 5-92N-21W
Township: Marion
Acres: 38.08



Soils data provided by USDA and NRCS.

Area Symbol: IAD69, Soil Area Version: 32

Code	Soil Description	Acres	Percent of field	CSR2 Legend	CSR2**	CSR
5040	Anthropic Udorthents, 2 to 9 percent slopes	22.55	59.3%		5	
135	Coland clay loam, 0 to 2 percent slopes, occasionally flooded	4.90	12.9%		76	80
138B	Clarion loam, 2 to 6 percent slopes	2.85	7.5%		89	82
733	Calco silty clay loam, 0 to 2 percent slopes, occasionally flooded	2.15	5.6%		78	75
559	Talcoot clay loam, 32 to 40 inches to sand and gravel, 0 to 2 percent slopes	1.34	3.5%		34	67
329	Webster-Nicollet complex, 0 to 3 percent slopes	1.00	2.6%		87	86
1226	Lawler loam, 0 to 2 percent slopes, rarely flooded	0.95	2.5%		59	72
W	Water	0.80	2.1%		0	0
55	Nicollet clay loam, 1 to 3 percent slopes	0.62	1.6%		89	89
178B	Waukee loam, 2 to 5 percent slopes	0.43	1.1%		64	74
507	Canisteo clay loam, 0 to 2 percent slopes	0.33	0.9%		84	79
138C2	Clarion loam, 6 to 10 percent slopes, moderately eroded	0.16	0.4%		83	65
Weighted Average					32	*



FSA Aerial Map



United States
Department of
Agriculture

Franklin County, Iowa



Legend

Non-Cropland	CRP	Iowa FLS
Cropland	Tract Boundary	Iowa Roads

Wetland Determination Identifiers

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

Tract Cropland Total: 37.31 acres

2026 Program Year

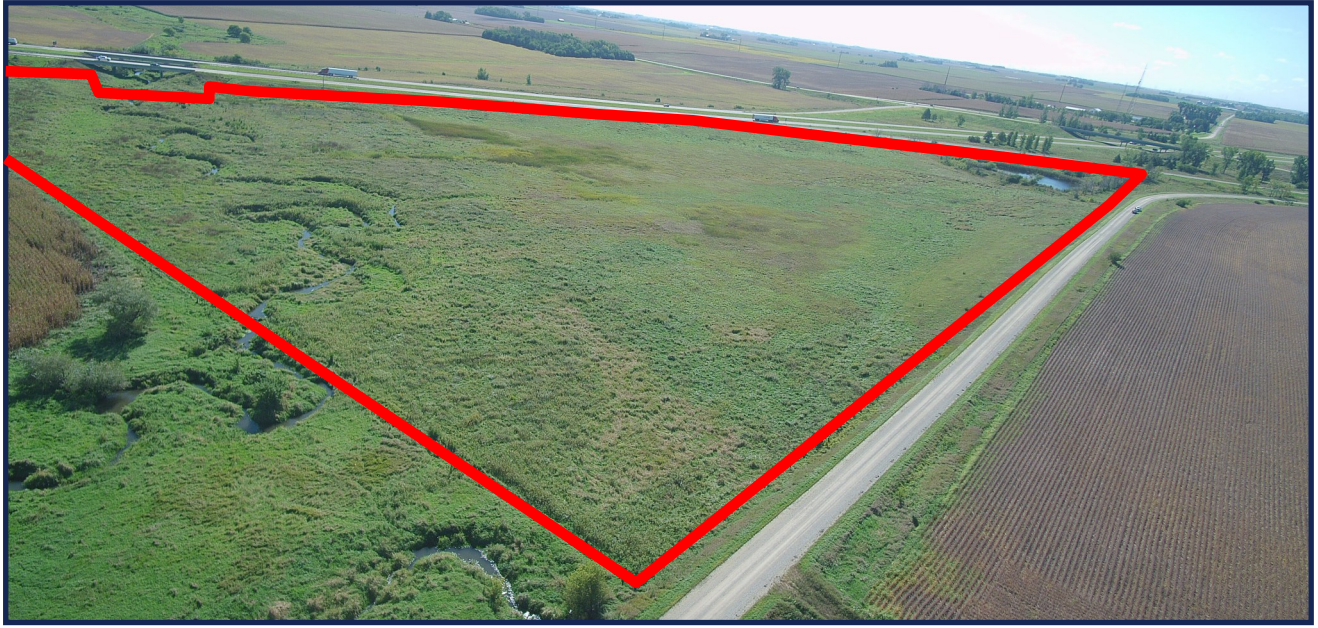
Map Created February 25, 2026

Farm 7922

Tract 7788

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



View from the northwest looking southeast



View from the south border looking north



View of Buffalo Creek meandering through northern acres



View of perimeter fences