

FARM FOR SALE:

**199.0 ACRES, M/L
EDNA TWP.
CASS COUNTY, IOWA
Slack Estate / Carpenter / Dumlao Farm**

- Location & Roads: Located 9 miles South of Cumberland, Iowa.
Bordered to the Bordered to the South by Yankton
Road. Rock Road Access.
- Legal Description: N1/2 SE1/4 of Section 30 & W1/2 SW1/4 of Section
29 & SW1/4 NW1/4 of Section 29, all in T74N-R35W
of the 5th P.M., Cass County, Iowa.
(Exact legal to come from abstract)
- Building Improvements: None of Value
- Soils & Topography: Predominate soils are Sharpsbuerg, Zook, and Adair
soil types. The property is primarily rolling hill groun
that transitions to bottom on the west side of the
property. Estimated average CSR2 per current crop
acre = 70.2.
- FSA Information: Farm # 4330 Tract # 2251. Estimated FSA crop acres
of 114.86. The farm has 67.8 acre corn base
with 125 PLC yield. 39.33 acre soybean base with 42
PLC yield.
- Tax Information: Estimated \$4,872 per year. 199.05 taxable acres.
- Price & Terms: \$6,650 per acre, based upon 199.0 acres, more or
less, cash terms. Current lease has been terminated
according to Iowa Code. Open for 2023 crop season.
- Comments: **This is an opportunity to purchase a rolling hill
farm which transitions into a nice bottom with
recreational potential!**

*(Information herein is not warranted and is subject to change without notice. We assume
no liability for errors).*

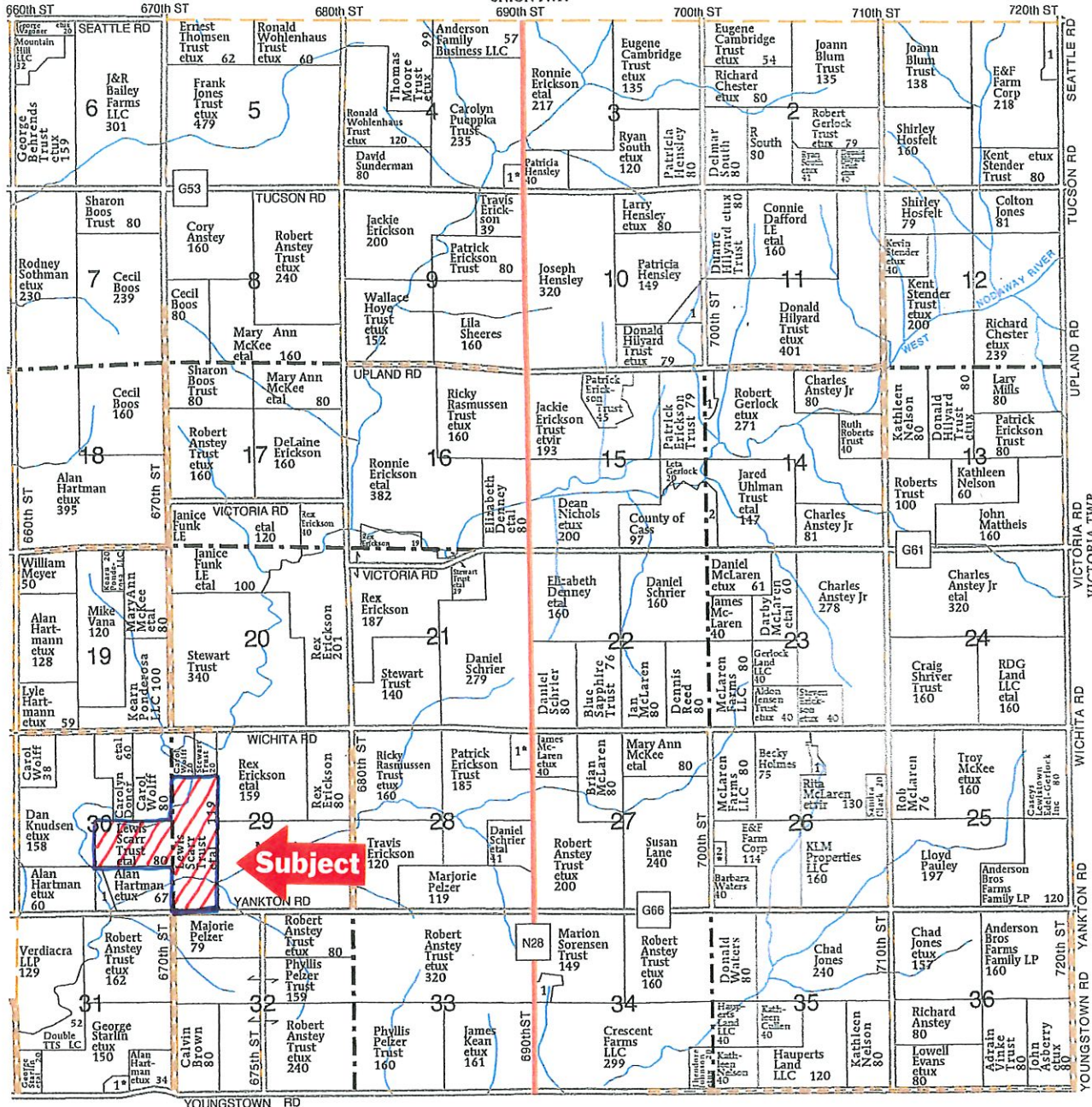
T-74-N

EDNA PLAT

R-35-W

(Landowners)

UNION TWP.



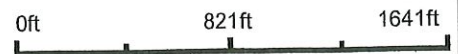
Subject

ADAMS CO.

Aerial Map



Map Center: 41° 10' 43.19, -94° 54' 37.45



29-74N-35W
Cass County
Iowa



8/25/2022

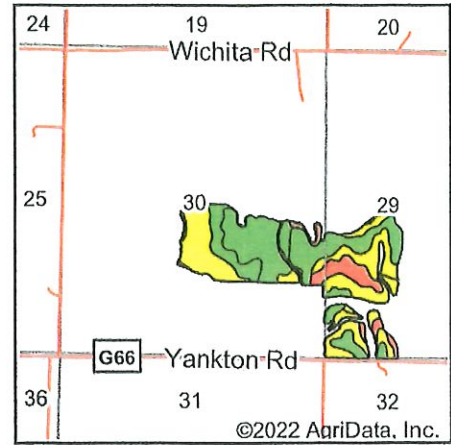
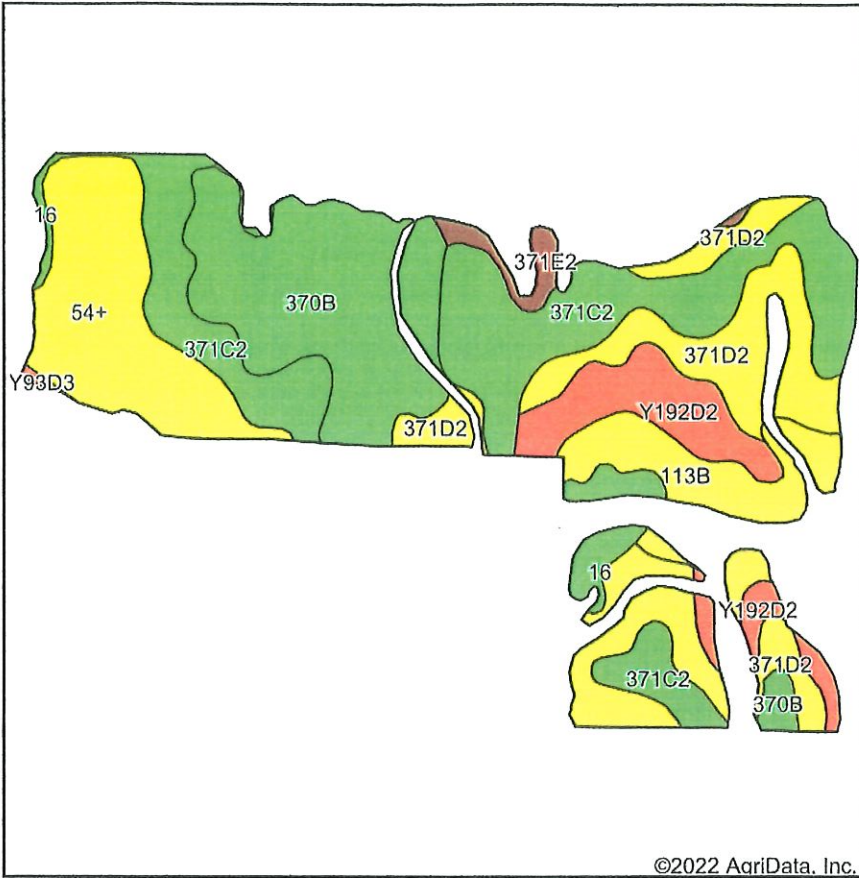
Maps Provided By:



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Field borders provided by Farm Service Agency as of 5/21/2008.

Soils Map



State: **Iowa**
 County: **Cass**
 Location: **29-74N-35W**
 Township: **Edna**
 Acres: **114.86**
 Date: **8/25/2022**

Maps Provided By:

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Soils data provided by USDA and NRCS.

Area Symbol: IA029, Soil Area Version: 29

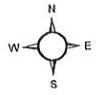
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	*i Corn Bu	*i Soybeans Bu	CSR2**	CSR	
371C2	Sharpsburg-Nira silty clay loams, 5 to 9 percent slopes, eroded	29.06	25.3%		IIIe	204.8	59.4	83	69	
370B	Sharpsburg silty clay loam, 2 to 5 percent slopes	23.03	20.1%		Ile	225.6	65.4	91	80	
371D2	Sharpsburg-Nira silty clay loams, 9 to 14 percent slopes, eroded	21.92	19.1%		IIIe	164.8	47.8	57	47	
54+	Zook silt loam, 0 to 2 percent slopes, occasionally flooded, overwash	16.58	14.4%		IIw	190.4	55.2	69	63	
Y192D2	Adair clay loam, dissected till plain, 9 to 14 percent slopes, eroded	9.80	8.5%		IVe	108.8	31.6	16	28	
113B	Colo, overwash-Ely complex, 2 to 5 percent slopes	9.00	7.8%		IIw	204.8	59.4	69	59	
16	Nodaway-Kennebec complex, 0 to 2 percent slopes, occasionally flooded	3.42	3.0%		IIw	224.0	65.0	85	78	
371E2	Sharpsburg-Nira silty clay loams, 14 to 18 percent slopes, eroded	1.88	1.6%		IVe	152.0	44.1	46	33	
Y93D3	Shelby-Adair clay loams, dissected till plain, 9 to 14 percent slopes, severely eroded	0.17	0.1%		IVe	123.2	35.7	28	31	
Weighted Average						2.65	190.7	55.3	70.2	61.5

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

*i Yield data provided by the ISPAID Database version 8.1.1 developed by IA State University.

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.



Legend

Non-Cropland	CRP	Iowa PLSS
Restricted Use	Tract Boundary	Iowa Roads
Limited Restrictions		
Exempt from Conservation Compliance Provisions		

2022 Program Year

Map Created April 22, 2022

Farm 4330
Tract 2251

Tract Cropland Total: 114.86 acres

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Tract Number : 2251

Description : Edna 29 & 30

FSA Physical Location : IOWA/CASS

ANSI Physical Location : IOWA/CASS

BIA Unit Range Number :

HEL Status : HEL field on tract.Conservation system being actively applied

Wetland Status : Tract does not contain a wetland

WL Violations : None

Owners : [REDACTED]

Other Producers : [REDACTED]

Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
202.38	114.86	114.86	0.00	0.00	0.00	0.00	0.00
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Rel Activity	Broken From Native Sod
0.00	0.00	114.86	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	67.80	0.00	125
Soybeans	39.33	0.00	42
TOTAL	107.13	0.00	

NOTES

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