

FARM FOR SALE:

**120.0 ACRES, M/L
OAKFIELD TWP
AUDUBON COUNTY, IOWA
ALEXANDER WARREN L.C.**

- Location & Roads:** Located 4 Miles West of Brayton, Iowa or 6 Miles North of Atlantic, Iowa. Fronted to the south by 345th St. & the east by Goldfinch Ave. Gravel Road Frontage.
- Legal Description:** N1/2 NE1/4 & SE1/4 NE1/4 of Section 33, T78N-R36W of the 5th P.M. Audubon County, Iowa. (Exact Legal to Come from Abstract)
- Building Improvements:** None
- Soils & Topography:** Predominate soils are Exira, Judson, and Marshall soil types. Gently rolling cropland with established terraces and waterways. Estimated average CSR2 per current crop acre = 63.5. Estimated cropland acres of 114.75.
- FSA Information:** Farm # 900 Tract # 2378 &. Estimated DCP crop acres of 114.75. The entire farm has 58.95 acre corn base with an estimated 170 PLC yield. 47.61 acre soybean base with 50 PLC yield.
- Tax Information:** Estimated \$4,122 per year. 117.0 taxable acres.
- Price & Terms:** \$10,200 per acre Cash, based upon 120.0 acres, more or less, cash terms.
- Comments:** **Opportunity to purchase a well-cared for rolling hill crop farm with established terraces and waterways. Property is leased for 2026 crop year. Lease Terms available on request. Call today to discuss!!**

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

R-36-W



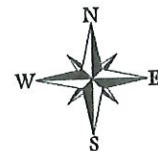
Aerial Map



Map Center: 41° 30' 42.74, -94° 59' 38.57

0ft 835ft 1670ft

33-78N-36W
Audubon County
Iowa



Maps Provided By:



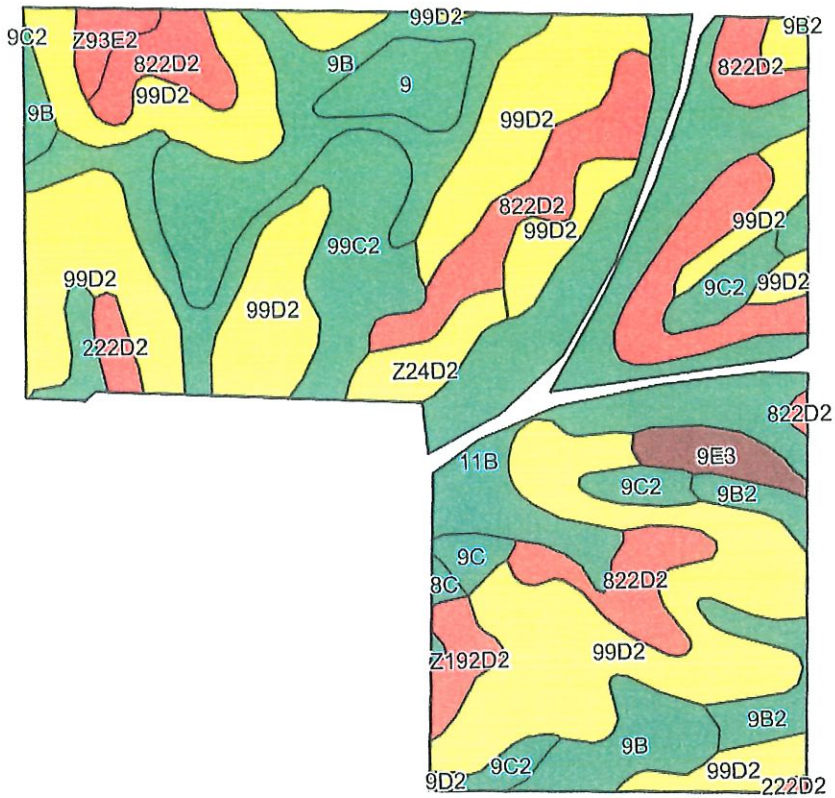
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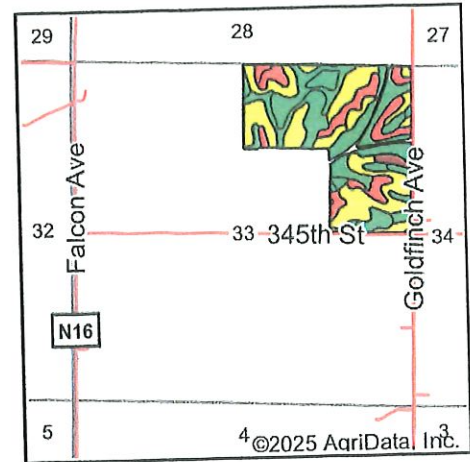
10/28/2025

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

Soils Map



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State: **Iowa**
 County: **Audubon**
 Location: **33-78N-36W**
 Township: **Oakfield**
 Acres: **114.75**
 Date: **10/28/2025**

Maps Provided By:



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Soils data provided by USDA and NRCS.

Area Symbol: IA009, Soil Area Version: 31

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	*i Corn Bu	*i Soybeans Bu	CSR2**
99D2	Exira silty clay loam, 9 to 14 percent slopes, eroded	41.87	36.6%		IIle	185.6	53.8	59
11B	Judson-Colo-Ackmore complex, 2 to 5 percent slopes	18.28	15.9%		IIlw	208.0	60.3	81
9B	Marshall silty clay loam, 2 to 5 percent slopes	12.66	11.0%		Ile	232.0	67.3	95
822D2	Lamoni silty clay loam, 9 to 14 percent slopes, eroded	11.51	10.0%		IVe	100.8	29.2	10
99C2	Exira silty clay loam, 5 to 9 percent slopes, eroded	9.10	7.9%		IIle	211.2	61.2	87
222D2	Clarinda silty clay loam, deep loess, 9 to 14 percent slopes, eroded	4.69	4.1%		IVe	112.0	32.5	15
9B2	Marshall silty clay loam, 2 to 5 percent slopes, eroded	3.26	2.8%		Ile	227.2	65.9	92
9C2	Marshall silty clay loam, 5 to 9 percent slopes, eroded	3.08	2.7%		IIle	211.2	61.2	87
9	Marshall silty clay loam, 0 to 2 percent slopes	2.62	2.3%		Iw	240.0	69.6	98
Z24D2	Shelby clay loam, deep loess, 9 to 14 percent slopes, eroded	2.08	1.8%		IIle	0.0	0.0	52
9E3	Marshall silty clay loam, 14 to 20 percent slopes, severely eroded	1.79	1.6%		IVe	142.4	41.3	37
Z192D2	Adair clay loam, deep loess, 9 to 14 percent slopes, eroded	1.48	1.3%		IVe	0.0	0.0	14
Z93E2	Shelby-Adair clay loams, deep loess, 14 to 18 percent slopes, eroded	1.05	0.9%		IVe	0.0	0.0	29
9C	Marshall silty clay loam, 5 to 9 percent slopes	0.80	0.7%		IIle	216.0	62.6	89

Soils data provided by USDA and NRCS.

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	*i Corn Bu	*i Soybeans Bu	CSR2**
8C	Judson silty clay loam, deep loess, 5 to 9 percent slopes	0.33	0.3%		IIIe	214.4	62.2	87
9D2	Marshall silty clay loam, 9 to 14 percent slopes, eroded	0.15	0.1%		IIIe	177.6	51.5	61
Weighted Average					2.84	180.1	52.2	63.5

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

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

Tract Number : 2370

Description : Audubon Co-Oakfield 33
FSA Physical Location : IOWA/AUDUBON
ANSI Physical Location : IOWA/AUDUBON
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 : JOHN - JOHN R BELL TRUST OF 2012 BELL
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
118.34	114.75	114.75	0.00	0.00	0.00	0.00	0.0

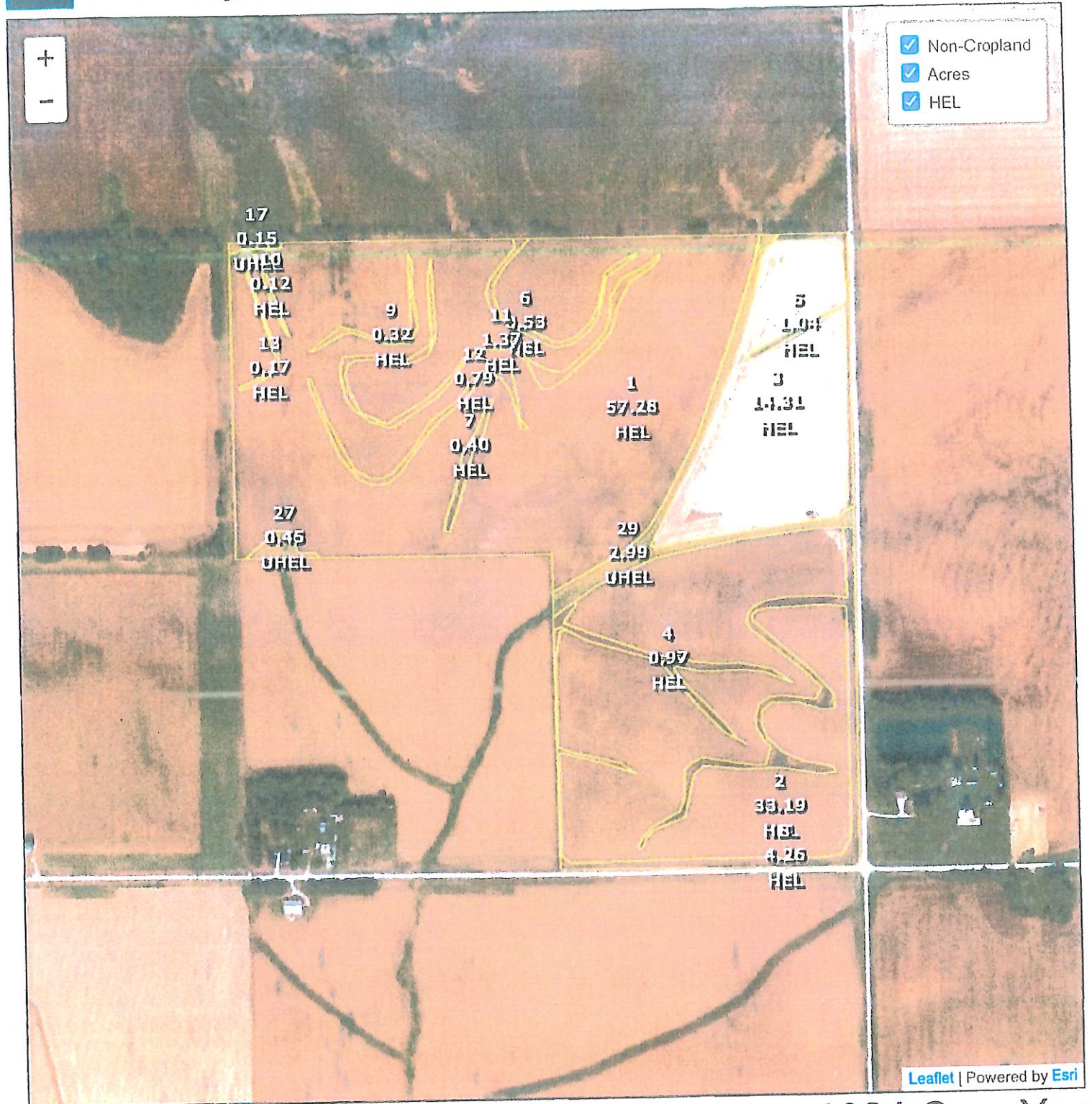
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	114.75	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	58.95	0.00	170
Soybeans	47.61	0.00	50
TOTAL	106.56	0.00	

NOTES

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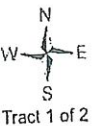
Common Land Unit

Cropland Non-cropland CRP

Farm 900
Tract 2378

Wetland Determination Identifiers

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



Tract 1 of 2

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