

Decatur County Farm

202 Acres Decatur County, IA
Sections 2 & 3 Burrell Township

Location: 1 mile south of Decatur City

79.35 FSA crop acres, rented 79 acres @ \$160/acre		\$12,640
76.6 CRP acres	Annual payment:	<u>\$12,640</u>
	Total Income:	\$25,280

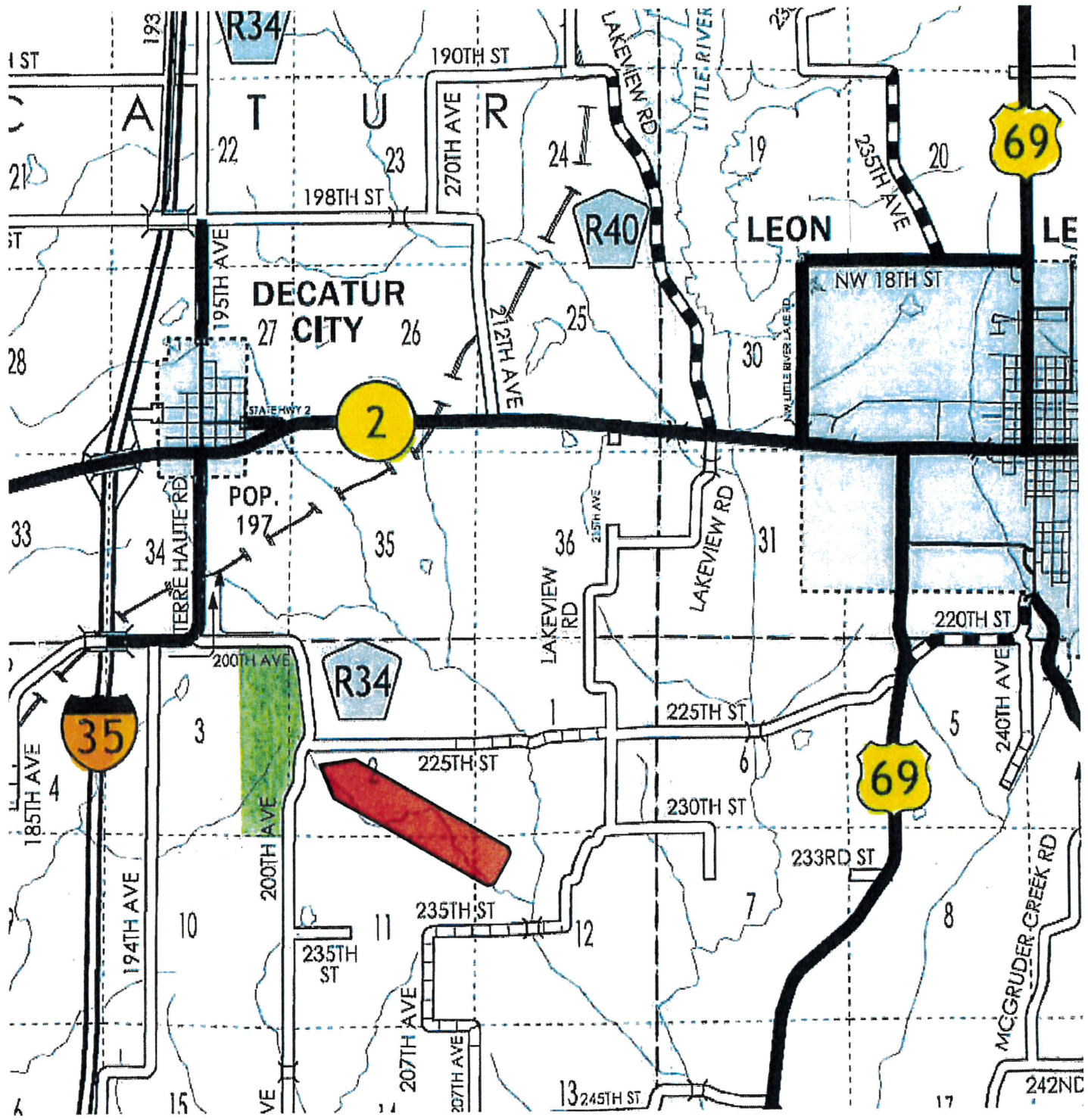
46 acres m/l in timber, pasture, and ponds

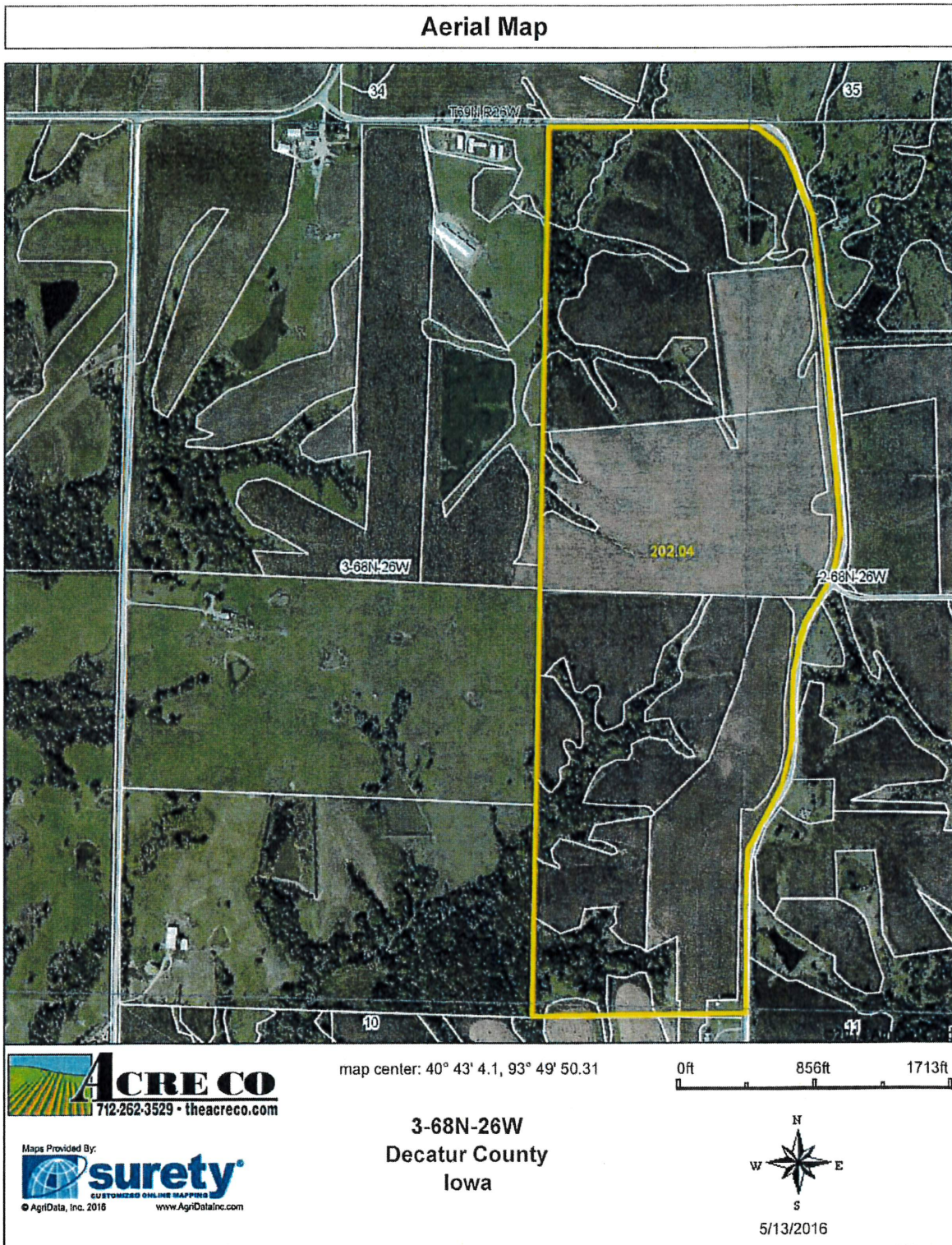
Net taxes: \$2977

- Great blend of tillable land, CRP, wooded hunting and recreational land
- Conveniently located one hour south of Des Moines
- 3 miles from the I-35 exit along R34 (200th Ave.)

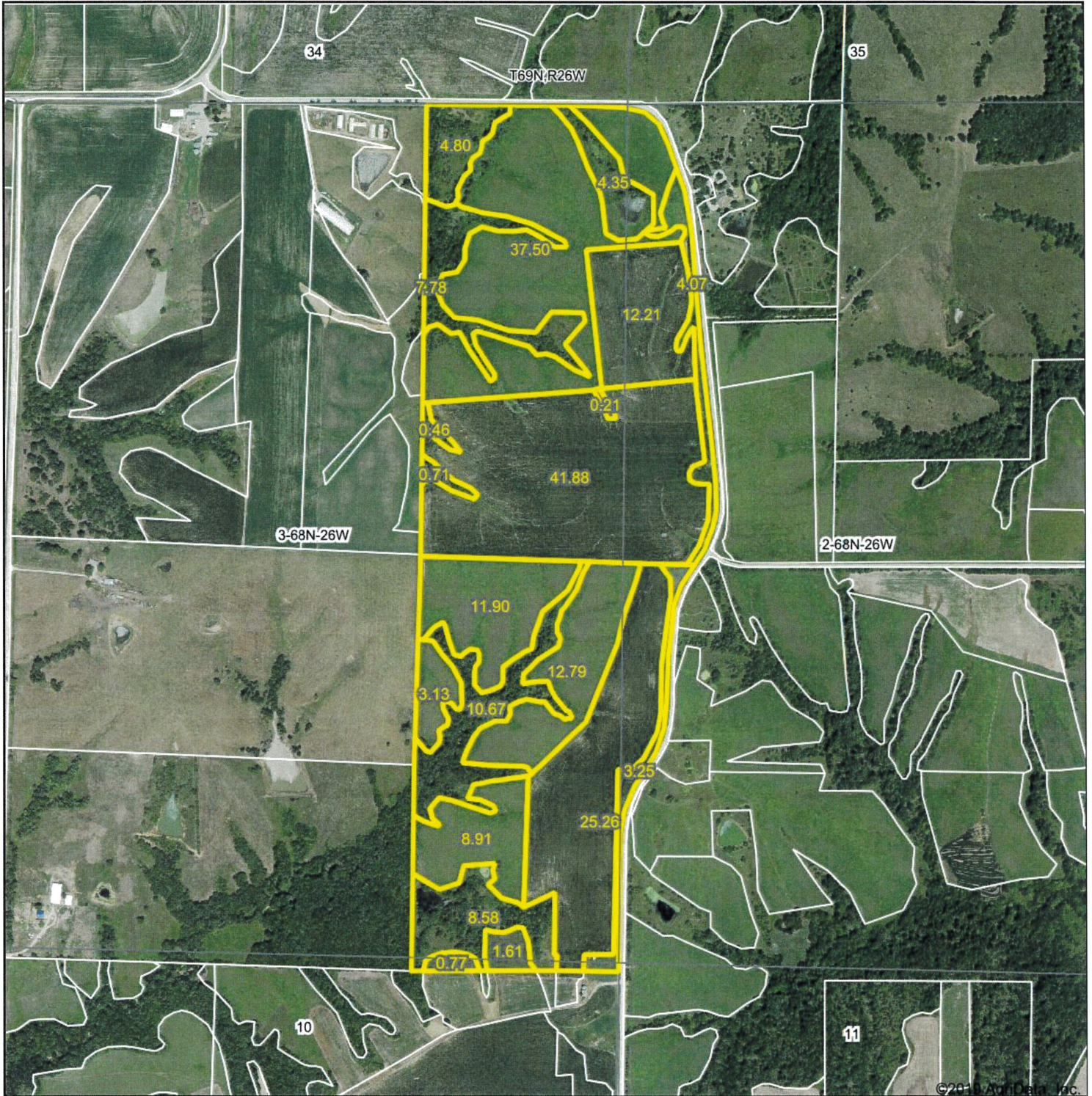
Local young tenants, the CRP was burned spring of 2017 and one half of the CRP was hayed in 2017 and the other half was baled in 2018. The road ditch was cleaned of trees and shrubs in 2017. A small shed with a well is located on the southeast corner. Several wooded draughts and three ponds make this income producer a great recreational farm within an easy drive of Des Moines.

Farm is owned by Iowa Real Estate Broker
Jon Hjelm, ALC Broker/Owner

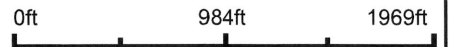




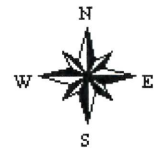
Aerial Map



Map Center: 40° 43' 2.38, -93° 49' 35.03



3-68N-26W
Decatur County
Iowa

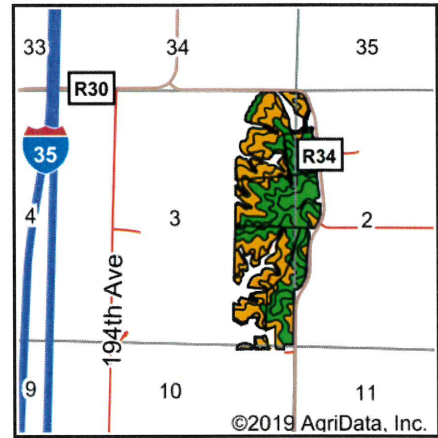
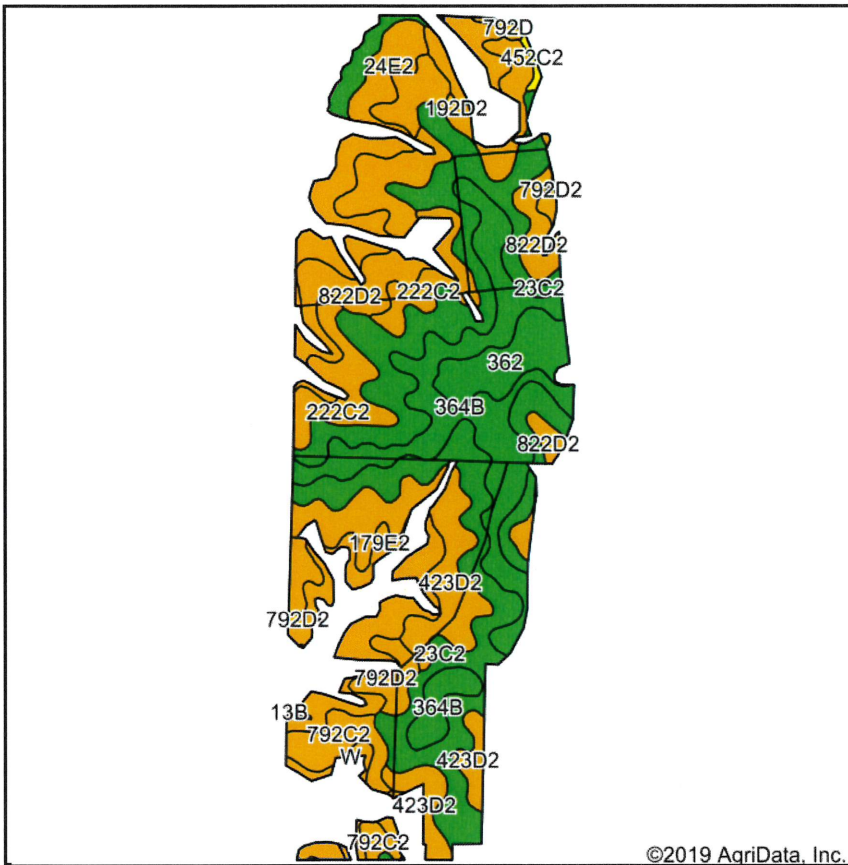


10/1/2019



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

Soils Map



State: **Iowa**
 County: **Decatur**
 Location: **3-68N-26W**
 Township: **Burrell**
 Acres: **155.96**
 Date: **10/1/2019**

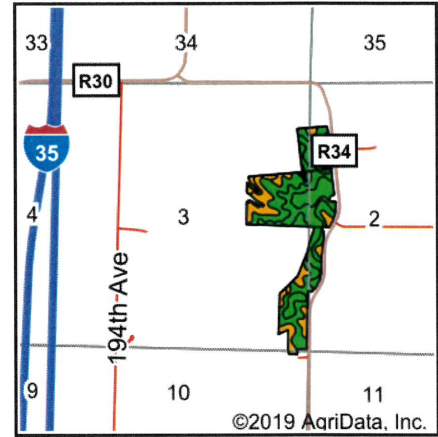
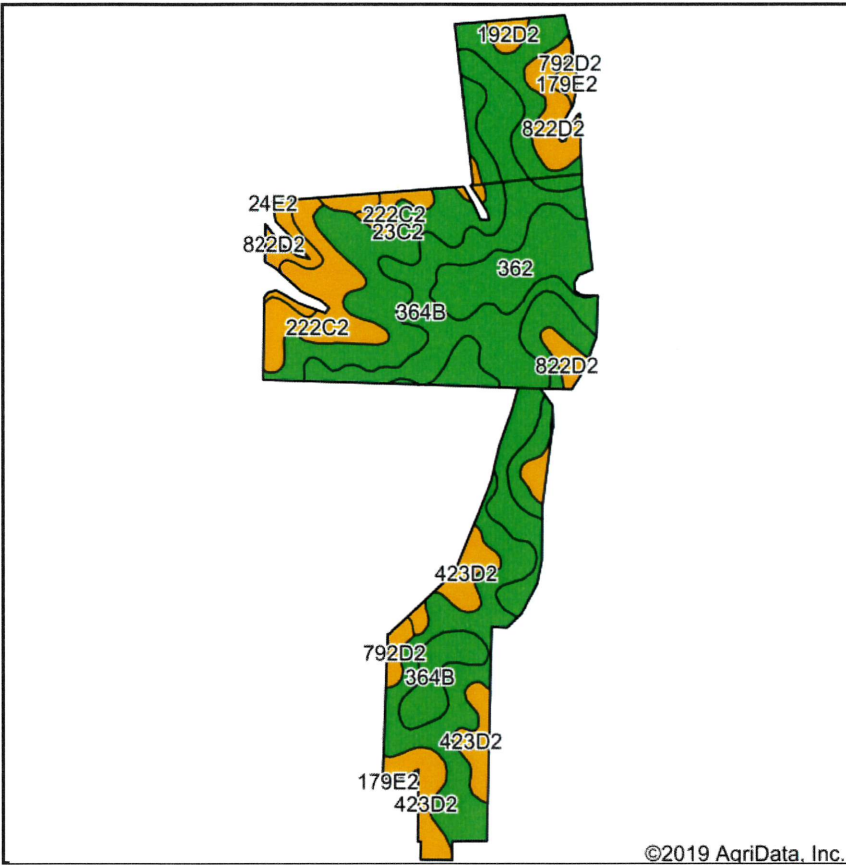


Soils data provided by USDA and NRCS.

Area Symbol: IA053. Soil Area Version: 24							
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
23C2	Arispe silty clay loam, 5 to 9 percent slopes, moderately eroded	41.57	26.7%		IIIe	62	50
364B	Grundy silty clay loam, 2 to 5 percent slopes	23.32	15.0%		IIe	72	75
423D2	Bucknell clay loam, 9 to 14 percent slopes, moderately eroded	17.57	11.3%		IVe	8	13
822D2	Lamoni clay loam, 9 to 14 percent slopes, moderately eroded	15.52	10.0%		IVe	11	15
179E2	Gara clay loam, 14 to 18 percent slopes, moderately eroded	14.24	9.1%		VIe	23	33
24E2	Shelby clay loam, 14 to 18 percent slopes, moderately eroded	9.62	6.2%		IVe	40	38
222C2	Clarinda silty clay loam, 5 to 9 percent slopes, moderately eroded	9.56	6.1%		IVw	28	25
362	Haig silty clay loam, 0 to 2 percent slopes	6.30	4.0%		IIw	83	70
792C2	Armstrong clay loam, 5 to 9 percent slopes, moderately eroded	5.66	3.6%		IIIe	24	27
192D2	Adair clay loam, heavy till, 9 to 14 percent slopes, moderately eroded	3.73	2.4%		IVe	9	15
192C2	Adair clay loam, heavy till, 5 to 9 percent slopes, moderately eroded	2.93	1.9%		IIIe	29	30
792D2	Armstrong clay loam, 9 to 14 percent slopes, moderately eroded	2.89	1.9%		IVe	7	13
13B	Olmitz-Zook-Vesser complex, 0 to 5 percent slopes	2.27	1.5%		IIw	76	55
792D	Armstrong loam, 9 to 14 percent slopes	0.42	0.3%		IVe	10	18
452C2	Lineville silt loam, 5 to 9 percent slopes, moderately eroded	0.36	0.2%		IIIe	46	31
Weighted Average						41.9	40.3

**IA has updated the CSR values for each county to CSR2.
 *c: Using Capabilities Class Dominant Condition Aggregation Method
 Soils data provided by USDA and NRCS.

Soils Map



State: **Iowa**
 County: **Decatur**
 Location: **3-68N-26W**
 Township: **Burrell**
 Acres: **79.35**
 Date: **10/1/2019**



Maps Provided By:



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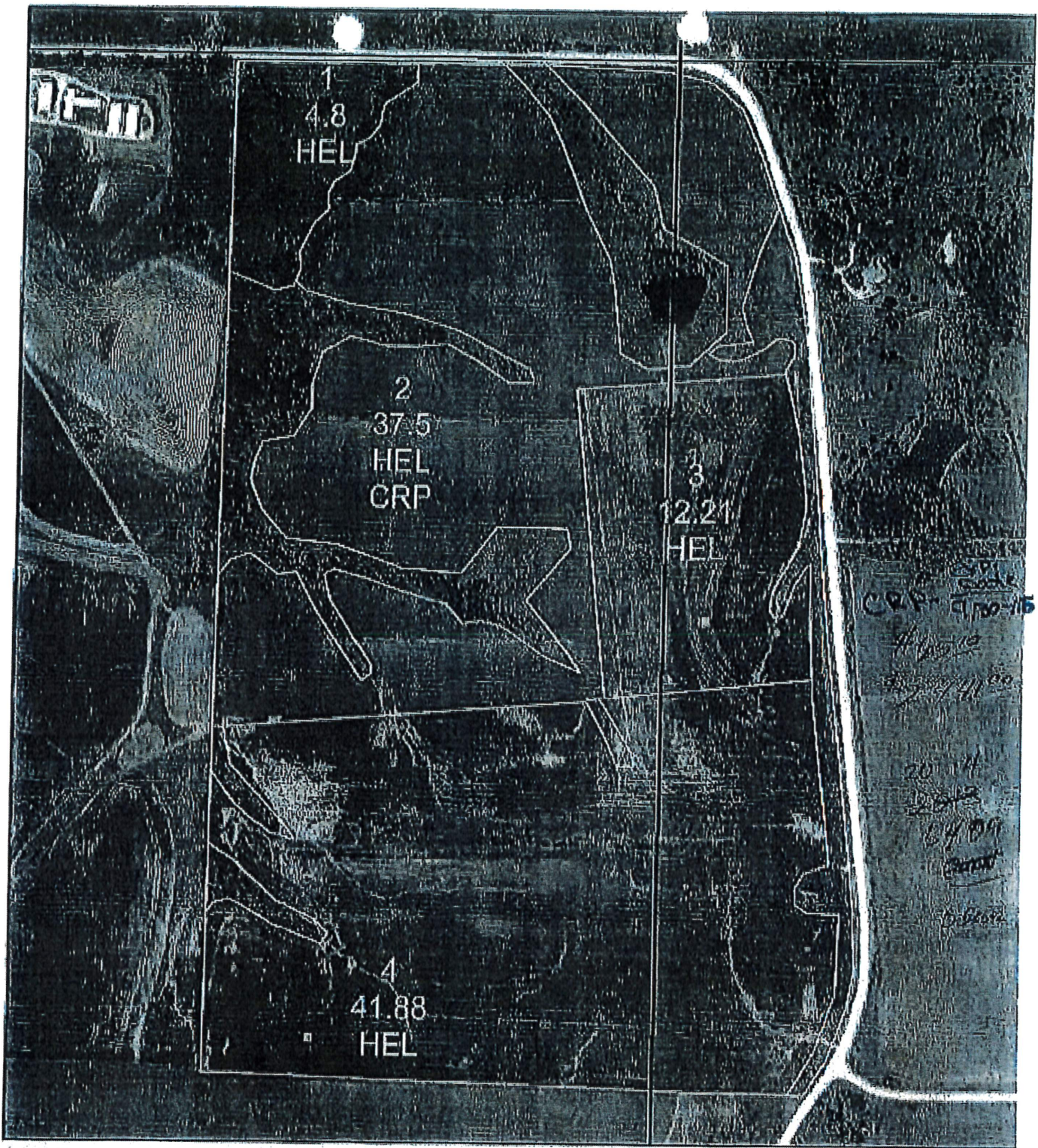
Soils data provided by USDA and NRCS.

Area Symbol: IA053. Soil Area Version: 24							
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
23C2	Arispe silty clay loam, 5 to 9 percent slopes, moderately eroded	30.64	38.6%		IIIe	62	50
364B	Grundy silty clay loam, 2 to 5 percent slopes	21.04	26.5%		IIe	72	75
222C2	Clarinda silty clay loam, 5 to 9 percent slopes, moderately eroded	6.96	8.8%		IVw	28	25
822D2	Lamoni clay loam, 9 to 14 percent slopes, moderately eroded	6.45	8.1%		IVe	11	15
362	Haig silty clay loam, 0 to 2 percent slopes	6.30	7.9%		IIw	83	70
423D2	Bucknell clay loam, 9 to 14 percent slopes, moderately eroded	5.94	7.5%		IVe	8	13
792D2	Armstrong clay loam, 9 to 14 percent slopes, moderately eroded	0.85	1.1%		IVe	7	13
192D2	Adair clay loam, heavy till, 9 to 14 percent slopes, moderately eroded	0.75	0.9%		IVe	9	15
179E2	Gara clay loam, 14 to 18 percent slopes, moderately eroded	0.42	0.5%		VIe	23	33
Weighted Average						53.9	49.6

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.



CRP 37.50-15
 4/10/10
 1/10/11
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USDA DECATUR COUNTY IOWA

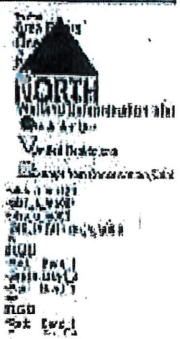
January 02, 2013

Cropland - 96.39

1 inch = 306.608291 feet

FARM: 3723 Farmland - 113.97 **2-3**

TRACT: 6793 CRP - 37.50 **BURRELL**



USDA and the State of Iowa are not responsible for the accuracy of the information shown on this map. The State of Iowa is not responsible for the accuracy of the information shown on this map. The State of Iowa is not responsible for the accuracy of the information shown on this map.

Disclaimer: We and our agents do not represent the size, shape or specific determination of the area. Refer to your original determination (CPN, COS and attached maps) for exact lot and boundaries and determinations, or contact NRCS.



USDA DECATUR COUNTY IOWA

January 02, 2013

1 inch = 330.848807 feet

FARM: 3723 *Acres: 64.37* **2-3-10**

TRACT: 6850 *CRP: 39.10* **BURRELL**

NORTH
 0 100 200 300 400 500 600 700 800 900 1000
 Feet
 0 100 200 300 400 500 600 700 800 900 1000
 Feet
 0 100 200 300 400 500 600 700 800 900 1000
 Feet
 0 100 200 300 400 500 600 700 800 900 1000
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 Feet

USDA uses the "National Wetlands Inventory" (NWI) to identify wetlands. The NWI is based on data collected by the National Wetlands Inventory (NWI) and is used to identify wetlands. The NWI is based on data collected by the National Wetlands Inventory (NWI) and is used to identify wetlands.

Disclaimer: Wetland boundaries are not guaranteed. Boundaries shown on this map are approximate and do not constitute a warranty. Boundaries shown on this map are approximate and do not constitute a warranty.



