



LAND FOR SALE

68 Acres m/l Woodbury County Section 10 Union Township



A remote tract of rustic recreational land with ponds, sand beaches, and trees, bordered by Little Sioux River frontage

Directions: From Correctionville go 3 miles north on Hwy 31, then travel ½ mile west on a private road

8.59 FSA crop acres w/ CSR2 40.8
Annual RE Taxes: \$ 420

The ACRE Co. is pleased to offer this unique blend of land. Looking for hunting, fishing, camping, or just fun? You'll find it here!

Price: \$ 153,000.00
\$ 2250 per acre

Jon Hjelm ALC 712-240-3529
The ACRE Co. 712-262-3529

theacreco.com

Information contained herein is gathered from sources deemed reliable but cannot be guaranteed by The ACRE Co.

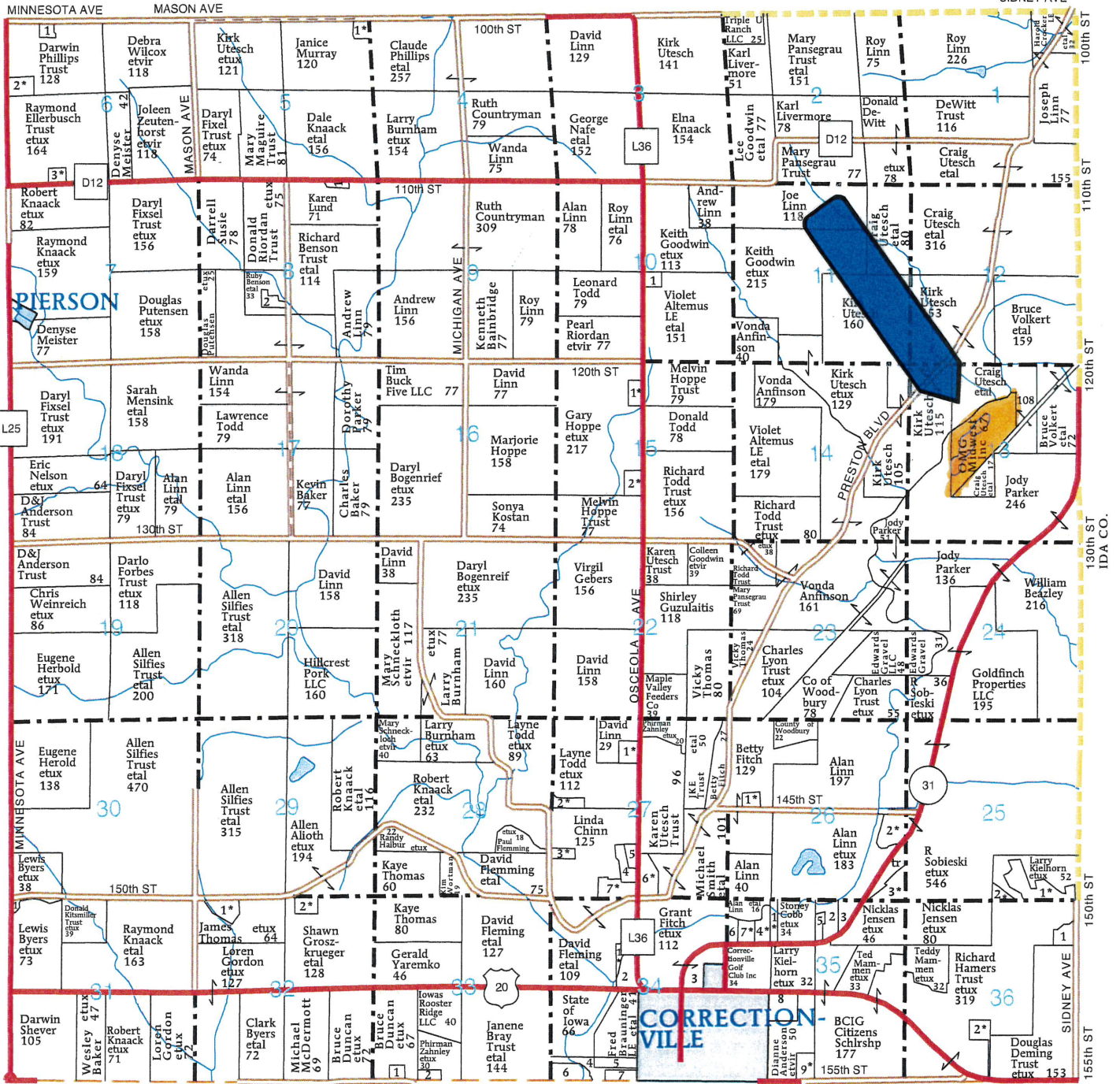
T-89-N

UNION PLAT

(Landowners)

R-42-W

CHEROKEE CO.



KEDRON TWP.

ROCK TWP.

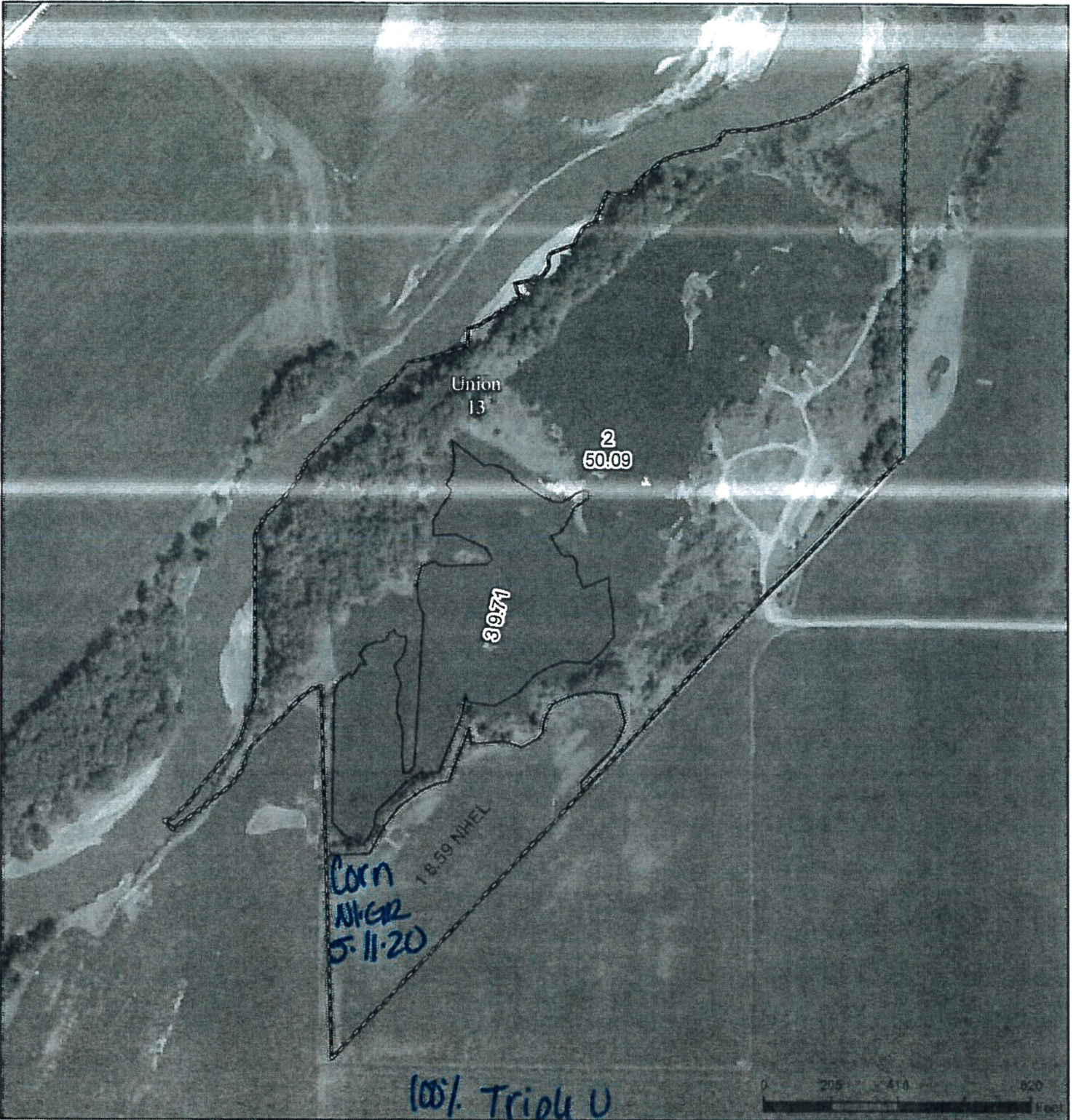
Correctionville Buck

1003 Hwy 31 N, Correctionville, IA

Legend

- 57.64 Ac's
- 9.6 Ac's Farmland
- Correctionville
- Correctionville - Buck Farmed Land





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: 8.59 acres

2020 Program Year

Map Created May 05, 2020

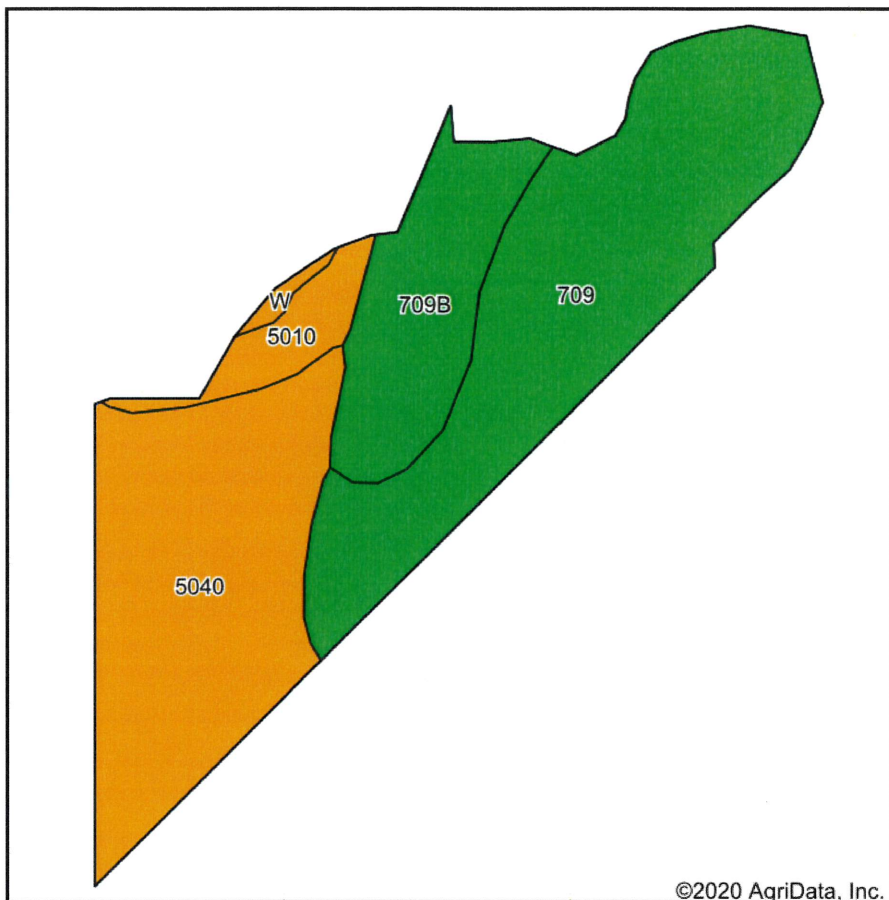
Farm 8143

Tract 1787

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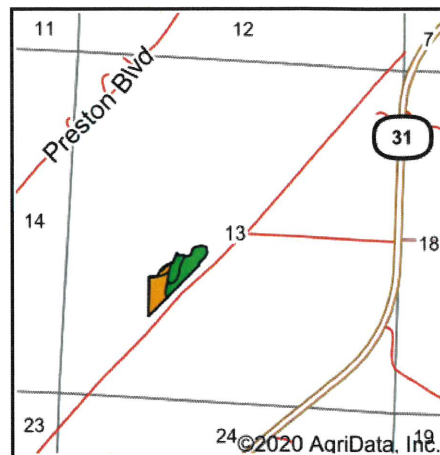
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Soils Map



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Soils data provided by USDA and NRCS.



State: **Iowa**
 County: **Woodbury**
 Location: **13-89N-42W**
 Township: **Union**
 Acres: **8.59**
 Date: **8/25/2020**



Area Symbol: IA193, Soil Area Version: 30

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
709	Fairhaven silt loam, 32 to 40 inches to sand and gravel, 0 to 2 percent slopes	3.61	42.0%		Ils	69	68
5040	Udorthents, loamy	3.09	36.0%			5	5
709B	Fairhaven silt loam, 32 to 40 inches to sand and gravel, 2 to 5 percent slopes	1.39	16.2%		Ile	62	63
5010	Pits, sand and gravel	0.44	5.1%			0	0
W	Water	0.06	0.7%			0	0
Weighted Average						40.8	40.6

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

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