

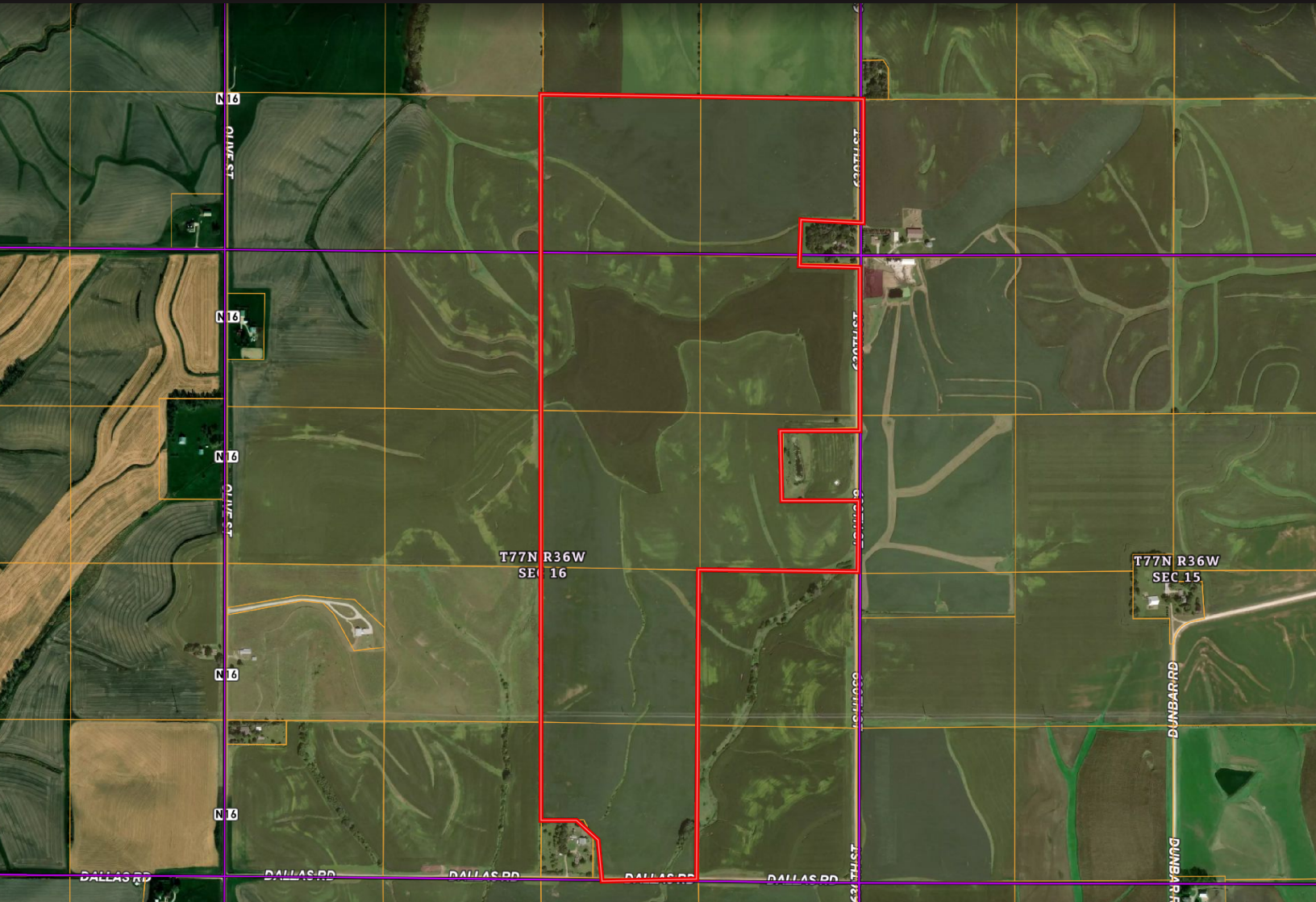
ATLANTIC, IOWA FARMLAND

Cass County, Iowa

FOR SALE

PROPERTY: 301.24 taxable acres (+/-) –
ASKING PRICE: \$3,910,900 or \$12,983/taxable acre

BLACK DIRT
LAND SALES



Location	North of Atlantic, Iowa and south of I-80 From I-80 Exit 57 go ¼ mile south to Boston Road, then 1 mile east to 630th, then 1 mile south to the northeast corner of the property. From Atlantic, Iowa 4 ¼ miles north on 630th to the southeast corner of the property.
Price	\$3,910,900 or \$12,983/taxable acre
Real Estate Taxes — 2023-2024	\$10,028
Contact	Carrie Duffy • 402.290.7847 • blackdirt.us

We obtained the information above from sources we believe to be reliable. However, we make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

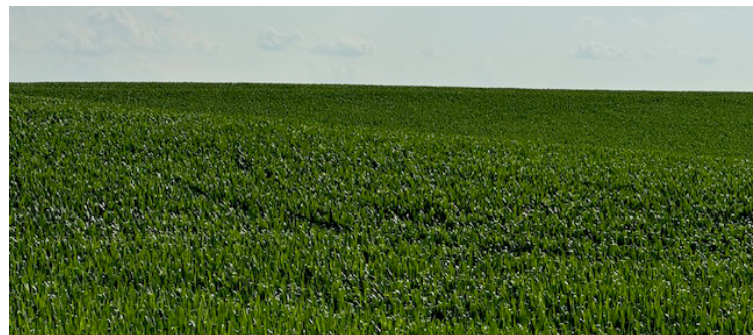
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LAND SALES



PROPERTY

- 301.24 taxable acres (+/-) –
- 296.95 cropland acres
- Soils - Predominantly Exira Silty Clay Loam: Judson-Ackmore-Colo; Marshall Silty Clay Loam
- CSR2 Average 65.53 (Approx. 120 acres with CSR2's ranging from 81-95)

LEGAL DESCRIPTION

S $\frac{1}{2}$ of SE $\frac{1}{4}$, 9-77N-36W and NE $\frac{1}{4}$ 16-77N-36W of the 5th P.M. except a homesite containing approximately 4.23 acres and a tract containing approximately 9 acres.

W $\frac{1}{2}$ SE $\frac{1}{4}$ 16-77N-36 W of the 5th P.M. except a homesite containing approximately 4.56 Acres, CassCounty, Iowa.

EXACT LEGAL DESCRIPTION AVAILABLE UPON REQUEST

CROP	BASE ACRES	PLC YIELD
CORN	216	161
SOYBEANS	80.7	47

ADDITIONAL INFORMATION

- Highly productive and efficient rolling farmland
- Contiguous acres
- Great location and accessibility
- 2025 Full Possession

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SOIL CODE	SOIL DESCRIPTION	ACRES	%	CSR2	CPI	NCCPI	CAP
99D2	Exira silty clay loam, 9 to 14 percent slopes, eroded	98.2	33.25	59.0	0	84	3e
431B	Judson-Ackmore-Colo, overwash complex, 1 to 5 percent slopes	57.23	19.38	81.0	0	86	2e
9B	Marshall silty clay loam, 2 to 5 percent slopes	47.65	16.13	95.0	0	87	2e
99D3	Exira silty clay loam, 9 to 14 percent slopes, severely eroded	28.35	9.6	52.0	0	76	4e
Z82D3	Adair-Shelby complex, MLRA 107B, 9 to 14 percent slopes, severely eroded	17.07	5.78	32.0	0	55	6e
9C2	Marshall silty clay loam, 5 to 9 percent slopes, eroded	14.86	5.03	87.0	0	88	3e
229D2	Clarinda silty clay loam eroded-severely eroded complex, 9 to 14 percent slopes	10.44	3.53	17.0	0	43	4e
Z24E2	Shelby clay loam, deep loess, 14 to 18 percent slopes, eroded	8.91	3.02	38.0	0	70	4e
99E3	Exira silty clay loam, 14 to 18 percent slopes, severely eroded	8.34	2.82	43.0	0	69	4e
Z24D2	Shelby clay loam, deep loess, 9 to 14 percent slopes, eroded	3.66	1.24	52.0	0	74	3e
Z24E3	Shelby clay loam, deep loess, 14 to 18 percent slopes, severely eroded	0.62	0.21	32.0	0	62	6e
TOTALS		295.33(*)	100%	65.53	-	80.16	3.01

(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.