



LAND FOR SALE

KEY FEATURES

Price \$1,257,750 or \$10,750/Acre
Purpose Tillable Farmland
Location 9 Miles Northeast of Bonaparte

Farm Details

Iowa Land Company is honored to represent the Henke, Kellie R Trustee of the Kellie R Henke Revocable Trust Agreement farm sale in Northwest Lee County, Iowa. The farm consists of 117 +/- acres, located just 9 miles northeast of Bonaparte, Iowa. A great chance to buy an "outside farm" with nearly 100% tillable acres. The farm consists of 117 +/- acres, with 116 +/- acres considered cropland acres. The CSR2 weighted average is 76.9, with Haig silt loam, and Grundy silt loam making up the majority of the farm. The farm is leased for the 2021 farming season. Farmland in this area does not come up for sale often!

Land Broker



Luke Skinner
515-468-3610

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LEE COUNTY, IA 117 +/- ACRES





PROPERTY AERIAL



Location Notes:

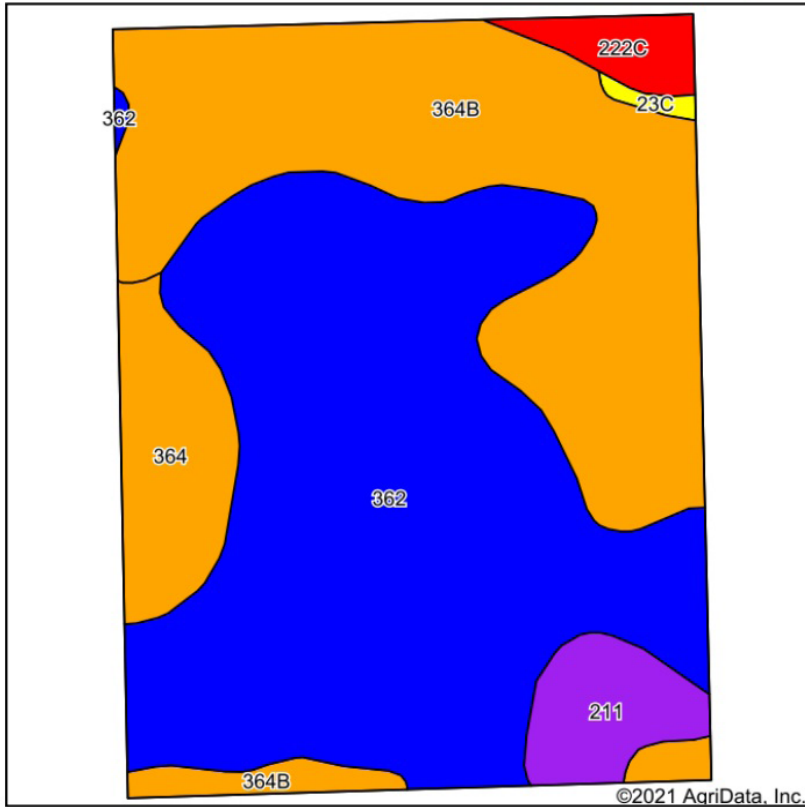
From Bonaparte, Iowa

- Head north out of Bonaparte on Route W40 for 2 miles
- Turn right on Route J40 and continue for 3.5 miles
- Turn left on 100th Ave and go for 2 miles
- Turn right on 140th Street and go .75 mile
- Farm will be on the north side of the road.

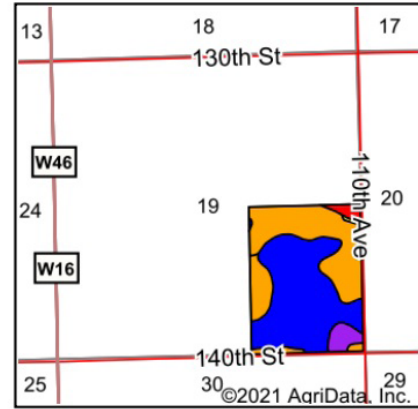


SOIL MAP

Soils Map



Soils data provided by USDA and NRCS.



State: **Iowa**
 County: **Lee**
 Location: **19-69N-7W**
 Township: **Cedar**
 Acres: **117.49**
 Date: **1/22/2021**



Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
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Area Symbol: IA111, Soil Area Version: 28

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	*i Corn	*i Soybeans	CSR2**	CSR	*n NCCPI Soybeans
362	Haig silt loam, 0 to 2 percent slopes	60.68	51.6%		IIw	80	23.2	83	70	66
364B	Grundy silt loam, 2 to 5 percent slopes	40.30	34.3%		Ile	80	23.2	73	75	64
364	Grundy silt loam, 0 to 2 percent slopes	8.17	7.0%		Ile	80	23.2	78	80	70
211	Edina silt loam, 0 to 1 percent slopes	5.22	4.4%		IIIw	164.8	47.8	59	60	66
222C	Clarinda silty clay loam, 5 to 9 percent slopes	2.64	2.2%		IVw	145.6	42.2	31	40	47
23C	Arispe silty clay loam, 5 to 9 percent slopes	0.48	0.4%		IIIe	80	23.2	66	55	72
Weighted Average						85.2	24.7	76.9	71.2	*n 65.2

**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.

*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method



PROPERTY PHOTOS



Additional Notes:

Property Highlights

- 117 +/- Acres
- 116 +/- Cropland Acres
- 76.9 CSR2
- Tile in Place
- Quality Farm with Good Roll
- Nearly 100% Tillable
- Cedar Township, Section 19
- 9 Miles Northeast of Bonaparte