



Call Today! 641-856-2934
For all your Iowa and Missouri Real Estate Needs
Customer Satisfaction is Our #1 Priority!

Home

About Us

Real Estate

Recreational Properties

Farmland For Sale

Hunting Land For Sale

Acreages

Residential

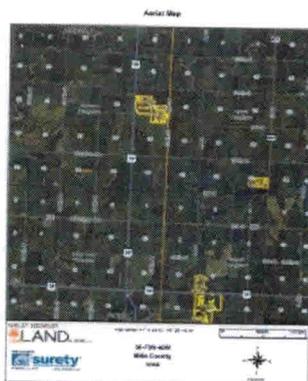
Mortgage Calculator

Contact Us



782.11 acres m/l Mills and Montgomery Counties, IA (3 Tracts)

[Return to Listings](#)



Address:

RR Mills and Montgomery Counties, IA

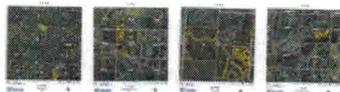
Price:

\$6,350,000.00

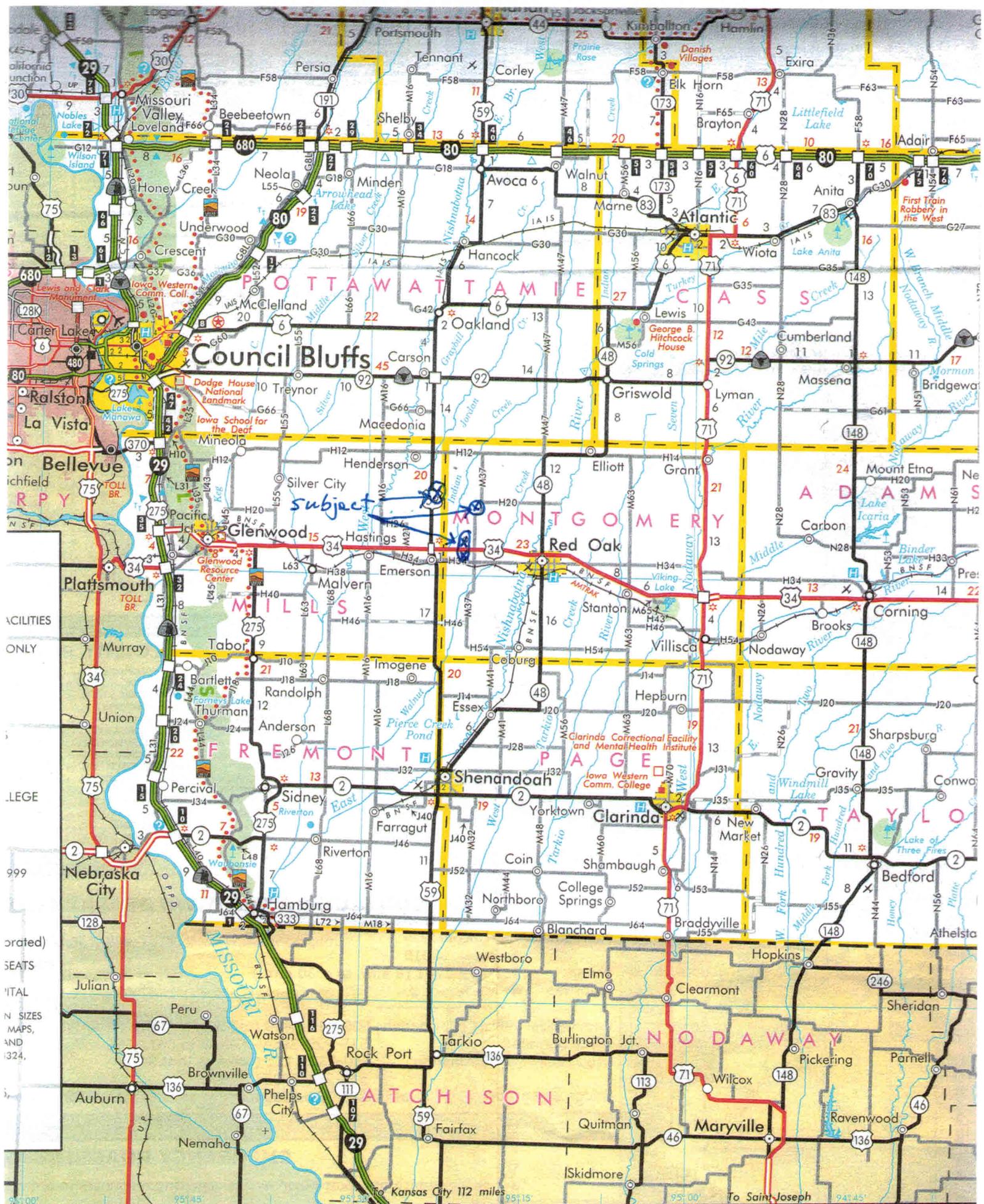
Features:

- 782.11 taxable acres m/l
- 753.30 tillable acres currently being cropped
- CSR2 soil rating of 76.8 and CSR soil rating of 67.8
- Taxes - \$23,770.00 net annual tax per Treasurer
- Manure easement
- Seller requires lease back for 3 years

785.11 taxable acres m/l - 753.30 tillable acres currently being cropped. CSR2 soil rating of 76.8 and a CSR soil rating of 67.8. Manure easement will transfer. Seller requires lease back. APH yields are 185 bu. corn and 194 bu. corn on portions of farm and 59 bu. soybeans and 60 bu. soybeans on portions of farm. APH yields show this is a very productive farm and would make a great long term investment. This information although believed to be accurate is not guaranteed to be by the Agent or Broker. Great Midwest Land & More, LLC has been authorized by Listing Broker to distribute information to customers.



For Sale



Council Bluffs

subject

subject

MILLS

MONTGOMERY

FREMONT

PAGE

HAMBURG

CLARINDA

ROCKPORT

NODAWAY

C

D

E

To Kansas City 112 miles

To Saint Joseph

ACILITIES ONLY

LEGE

999

orated)

SEATS

ITAL

N SIZES

MAPS,

AND

324.

95°00'

95°45'

95°30'

95°15'

95°00'

94°45'

Aerial Map



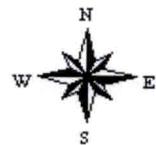
GREAT MIDWEST
 **LAND** & MORE LLC

map center: 41° 4' 49.93, 95° 23' 16.34



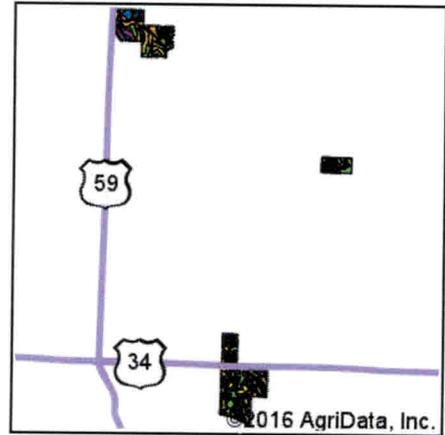
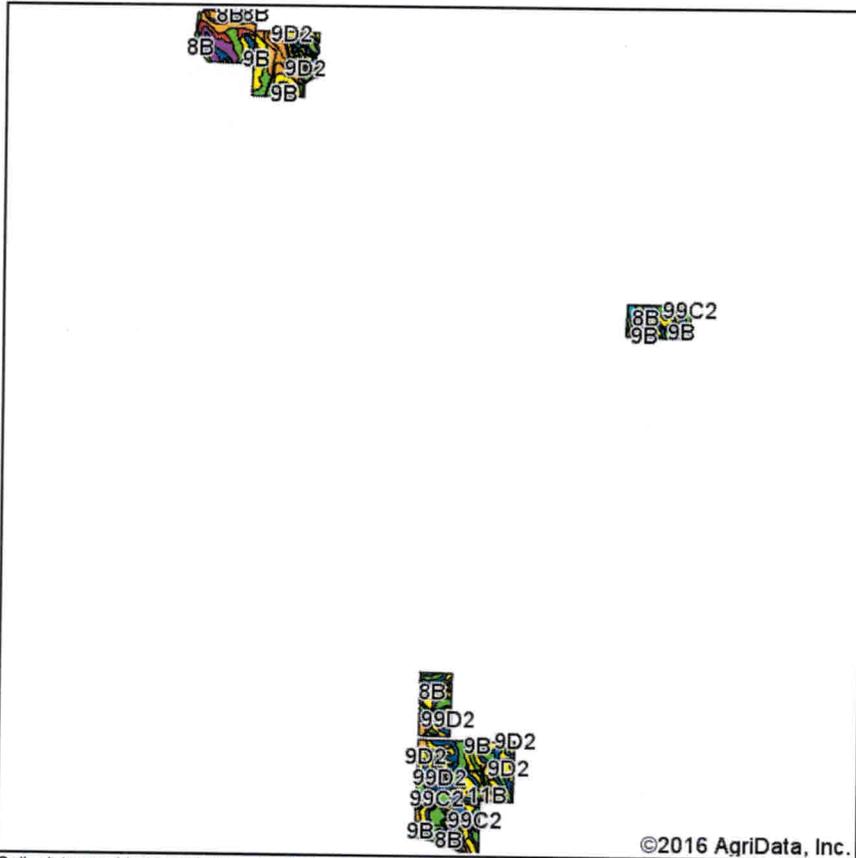
Maps Provided By:
 **surety**[®]
 CUSTOMIZED ONLINE MAPPING
 © AgriData, Inc. 2016 www.AgriDataInc.com

36-73N-40W
Mills County
Iowa



7/2/2016

Soils Map



State: Iowa
 County: Mills
 Location: 36-73N-40W
 Township: Anderson
 Acres: 769.66
 Date: 7/2/2016

GREAT MIDWEST
LAND & MORE LLC

Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
 © AgriData, Inc. 2016 www.AgriDataInc.com



Area Symbol: IA129, Soil Area Version: 26
 Area Symbol: IA137, Soil Area Version: 23

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	*i Corn	*i Soybeans	CSR2**	CSR
99D2	Exira silty clay loam, 9 to 14 percent slopes, moderately eroded	102.15	13.3%		IIIe	164.8	47.8	61	55
9C2	Marshall silty clay loam, 5 to 9 percent slopes, eroded	100.02	13.0%		IIIe	211.2	61.2	87	68
9B	Marshall silty clay loam, 2 to 5 percent slopes	86.41	11.2%		Ile	232	67.3	95	85
133	Colo silty clay loam, deep loess, 0 to 2 percent slopes, occasionally flooded	77.16	10.0%		IIw	204.8	59.4	78	80
9D2	Marshall silty clay loam, 9 to 14 percent slopes, eroded	74.44	9.7%		IIIe	177.6	51.5	61	58
8B	Judson silty clay loam, 2 to 5 percent slopes	61.28	8.0%		Ile	230.4	66.8	93	82
8B	Judson silty clay loam, 2 to 5 percent slopes	58.23	7.6%		Ile	230.4	66.8	92	84
99D2	Exira silty clay loam, 9 to 14 percent slopes, moderately eroded	41.99	5.5%		IIIe	164.8	47.8	61	53
9C2	Marshall silty clay loam, 5 to 9 percent slopes, eroded	34.33	4.5%		IIIe	211.2	61.2	87	66
11B	Ackmore-Colo-Judson complex, 2 to 5 percent slopes	24.77	3.2%		IIw	200	58	79	68
9D2	Marshall silty clay loam, 9 to 14 percent slopes, eroded	23.60	3.1%		IIIe	164.8	47.8	61	56
99D3	Exira silty clay loam, 9 to 14 percent slopes, severely eroded	23.04	3.0%		IIIe	171.2	49.6	54	50
99C2	Exira silty clay loam, 5 to 9 percent slopes, moderately eroded	16.93	2.2%		IIIe	211.2	61.2	87	65
93D2	Shelby-Adair complex, 9 to 14 percent slopes, moderately eroded	13.31	1.7%		IIIe	139.2	40.4	35	25
24D2	Shelby clay loam, 9 to 14 percent slopes, moderately eroded	11.90	1.5%		IIIe	168	48.7	50	48
9B	Marshall silty clay loam, 2 to 5 percent slopes	9.18	1.2%		Ile	232	67.3	95	83
99C2	Exira silty clay loam, 5 to 9 percent slopes, moderately eroded	5.77	0.7%		IIIe	211.2	61.2	87	63
192D2	Adair clay loam, 9 to 14 percent slopes, moderately eroded	1.95	0.3%		IVe	108.8	31.6	10	15
9C	Marshall silty clay loam, 5 to 9 percent slopes	1.94	0.3%		IIIe	216	62.6	89	68
24D2	Shelby loam, 9 to 14 percent slopes, moderately eroded	0.94	0.1%		IIIe	168	48.7	48	48
751D2	Northboro silty clay loam, 5 to 14 percent slopes, moderately eroded	0.32	0.0%		IIIe	164.8	47.8	62	45
Weighted Average						199	57.7	76.8	67.8

Area Symbol: IA129, Soil Area Version: 26
 Area Symbol: IA137, Soil Area Version: 23

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

Aerial Map



©2016 AgriData, Inc.

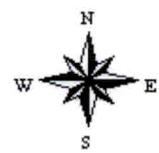
GREAT MIDWEST
LAND & MORE LLC

map center: 41° 4' 17.54, 95° 20' 41.97



Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
© AgriData, Inc. 2016 www.AgrDataInc.com

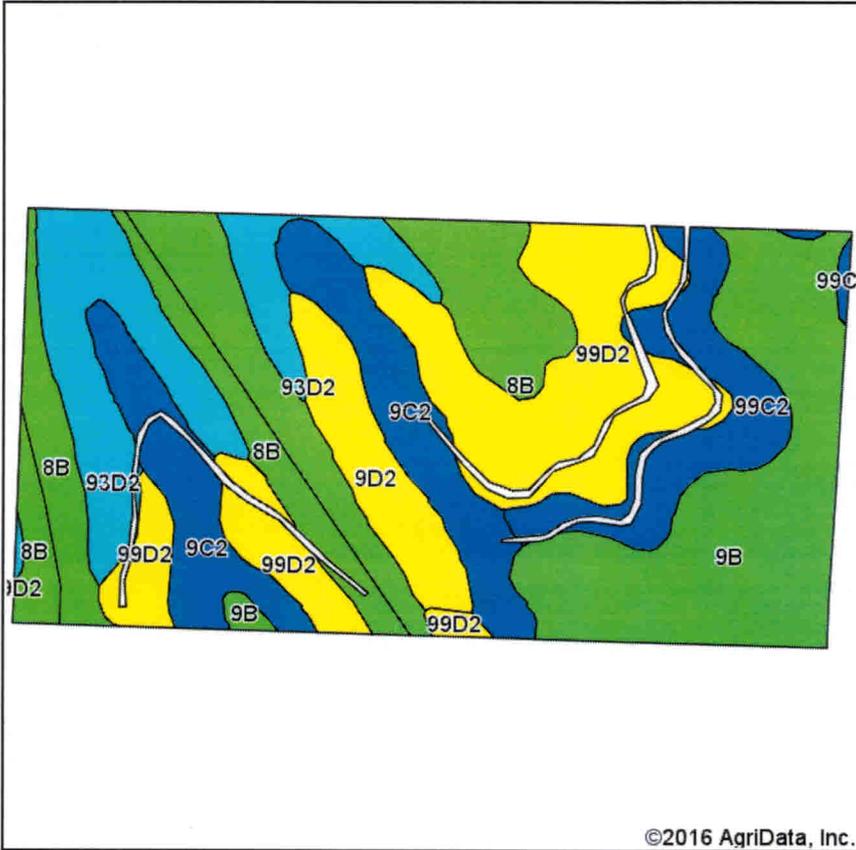
4-72N-39W
Montgomery County
Iowa



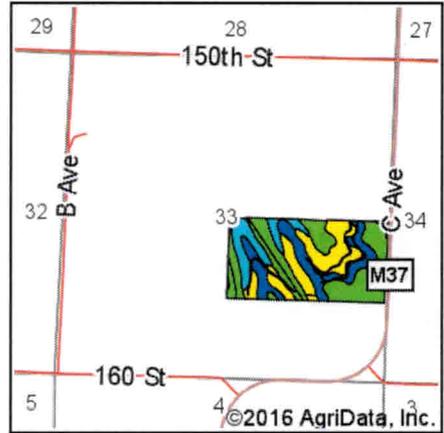
7/2/2016

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

Soils Map



Soils data provided by USDA and NRCS.



State: Iowa
 County: Montgomery
 Location: 4-72N-39W
 Township: Garfield
 Acres: 75.7
 Date: 7/2/2016

GREAT MIDWEST
LAND & MORE LLC

Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
 © AgriData, Inc. 2016 www.AgriDataInc.com



Area Symbol: IA137, Soil Area Version: 23

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	*i Corn	*i Soybeans	CSR2**	CSR
8B	Judson silty clay loam, 2 to 5 percent slopes	15.80	20.9%		Ile	230.4	66.8	93	82
9B	Marshall silty clay loam, 2 to 5 percent slopes	15.01	19.8%		Ile	232	67.3	95	85
99D2	Exira silty clay loam, 9 to 14 percent slopes, moderately eroded	14.70	19.4%		IIle	164.8	47.8	61	55
9C2	Marshall silty clay loam, 5 to 9 percent slopes, eroded	10.28	13.6%		IIle	211.2	61.2	87	68
93D2	Shelby-Adair complex, 9 to 14 percent slopes, moderately eroded	9.70	12.8%		IIle	139.2	40.4	35	25
99C2	Exira silty clay loam, 5 to 9 percent slopes, moderately eroded	5.92	7.8%		IIle	211.2	61.2	87	65
9D2	Marshall silty clay loam, 9 to 14 percent slopes, eroded	4.29	5.7%		IIle	177.6	51.5	61	58
Weighted Average						199.2	57.8	76.7	65.5

Area Symbol: IA137, Soil Area Version: 23

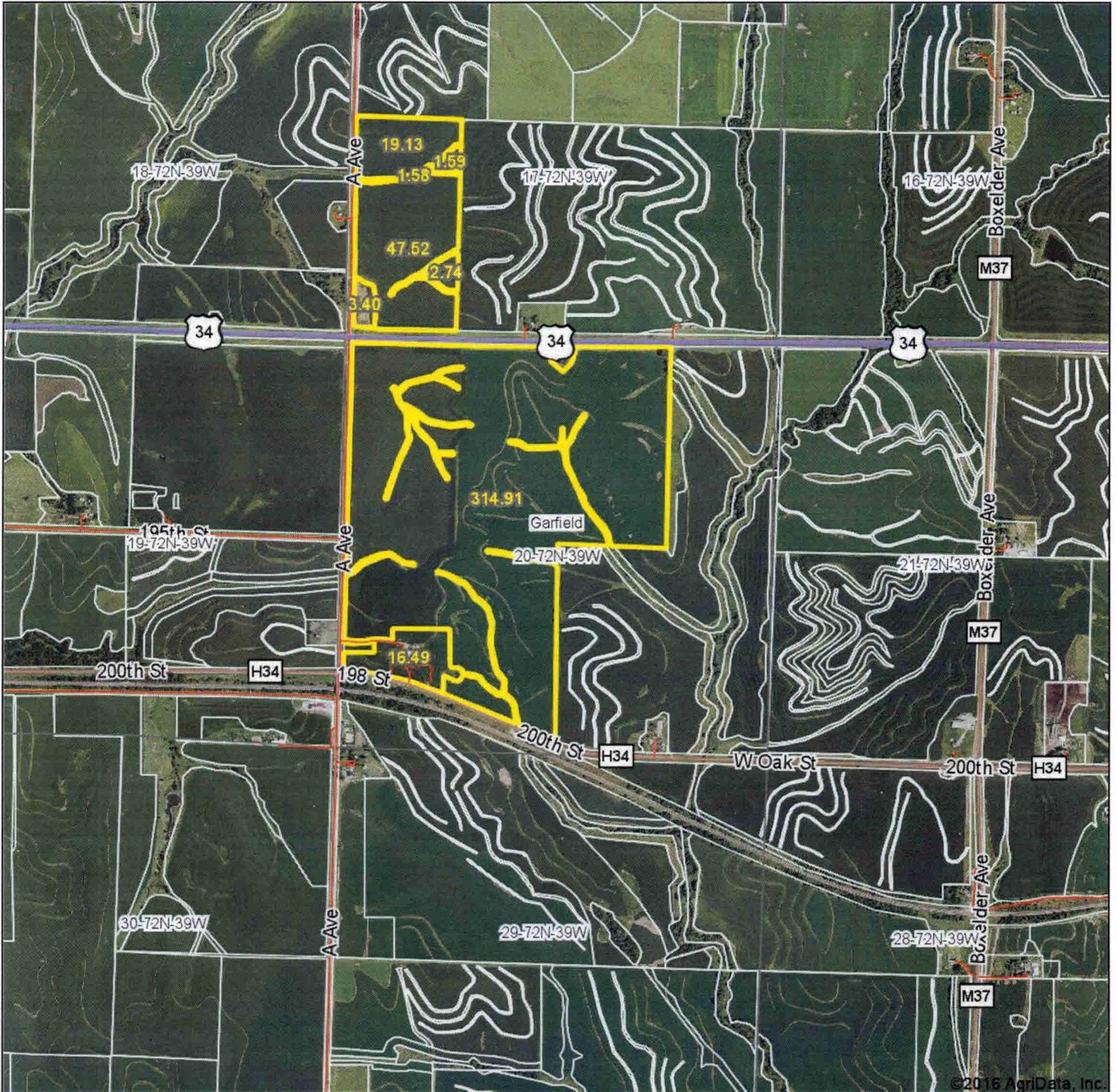
**IA has updated the CSR values for each county to CSR2.

*i Yield data provided by the ISPAID Database version 8.1 developed by IA State University.

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

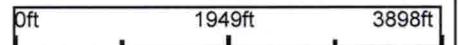
Aerial Map



©2016 AgriData, Inc.

GREAT MIDWEST
LAND & MORE LLC

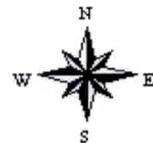
map center: 41° 1' 24.45, 95° 21' 23.09



Maps Provided By:

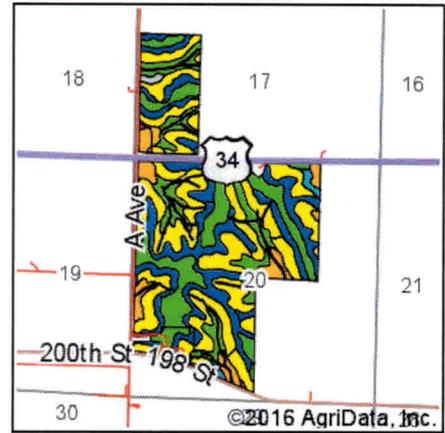
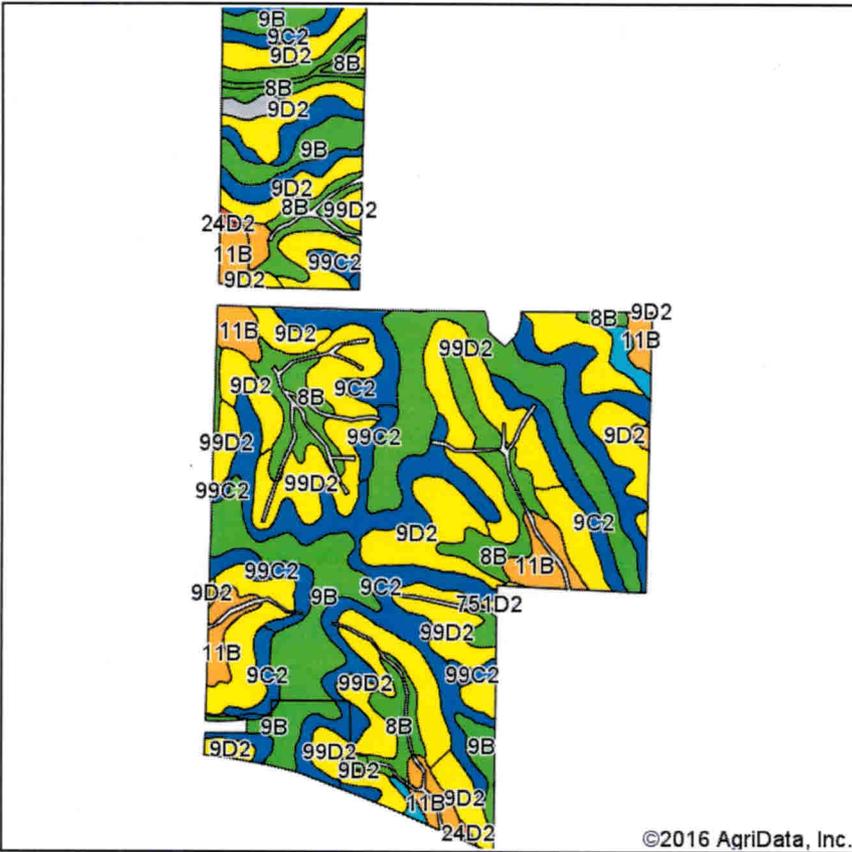
CUSTOMIZED ONLINE MAPPING
© AgriData, Inc. 2016 www.AgriDataInc.com

20-72N-39W
Montgomery County
Iowa



7/5/2016

Soils Map



State: Iowa
 County: Montgomery
 Location: 20-72N-39W
 Township: Garfield
 Acres: 407.36
 Date: 7/5/2016

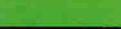
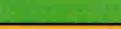
GREAT MIDWEST
LAND & MORE LLC

Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
 © AgriData, Inc. 2016 www.AgridataInc.com



Area Symbol: IA137, Soil Area Version: 23

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	*i Corn	*i Soybeans	CSR2**	CSR
9C2	Marshall silty clay loam, 5 to 9 percent slopes, eroded	89.40	21.9%		IIIe	211.2	61.2	87	68
99D2	Exira silty clay loam, 9 to 14 percent slopes, moderately eroded	87.37	21.4%		IIIe	164.8	47.8	61	55
9B	Marshall silty clay loam, 2 to 5 percent slopes	70.76	17.4%		Ile	232	67.3	95	85
9D2	Marshall silty clay loam, 9 to 14 percent slopes, eroded	70.15	17.2%		IIIe	177.6	51.5	61	58
8B	Judson silty clay loam, 2 to 5 percent slopes	47.08	11.6%		Ile	230.4	66.8	93	82
11B	Ackmore-Colo-Judson complex, 2 to 5 percent slopes	24.77	6.1%		IIw	200	58	79	68
99C2	Exira silty clay loam, 5 to 9 percent slopes, moderately eroded	11.01	2.7%		IIIe	211.2	61.2	87	65
93D2	Shelby-Adair complex, 9 to 14 percent slopes, moderately eroded	3.61	0.9%		IIIe	139.2	40.4	35	25
192D2	Adair clay loam, 9 to 14 percent slopes, moderately eroded	1.95	0.5%		IVe	108.8	31.6	10	15
24D2	Shelby loam, 9 to 14 percent slopes, moderately eroded	0.94	0.2%		IIIe	168	48.7	48	48
751D2	Northboro silty clay loam, 5 to 14 percent slopes, moderately eroded	0.32	0.1%		IIIe	164.8	47.8	62	45
Weighted Average						199.3	57.8	77.6	67.3

Area Symbol: IA137, Soil Area Version: 23

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

*i Yield data provided by the ISPAID Database version 8.1 developed by IA State University.

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

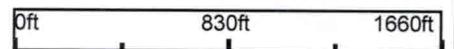
Aerial Map



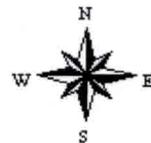
©2016 AgriData, Inc.

GREAT MIDWEST
LAND & MORE LLC

map center: 41° 6' 35.27, 95° 23' 38.69



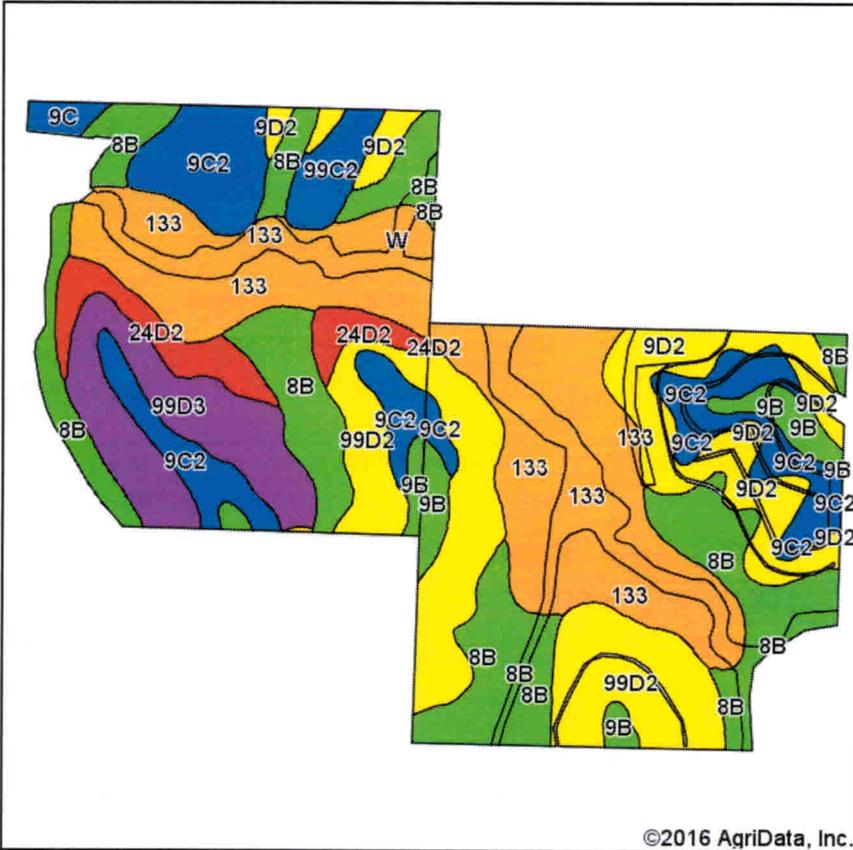
24-73N-40W
Mills County
Iowa



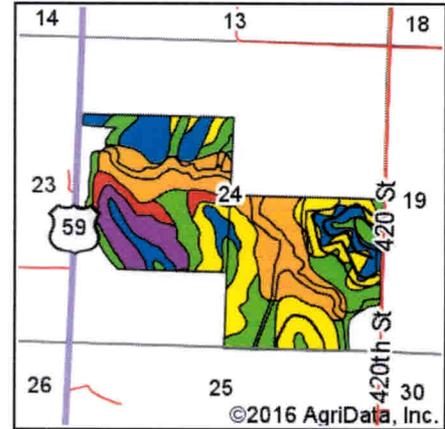
7/2/2016

Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
© AgriData, Inc. 2016 www.AgriDataInc.com

Soils Map



Soils data provided by USDA and NRCS.



State: Iowa
 County: Mills
 Location: 24-73N-40W
 Township: Anderson
 Acres: 291.1
 Date: 7/2/2016

GREAT MIDWEST
LAND & MORE LLC

Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
 © AgriData, Inc. 2016 www.AgriDataInc.com



Area Symbol: IA129, Soil Area Version: 26

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	*i Corn	*i Soybeans	CSR2**	CSR
133	Colo silty clay loam, deep loess, 0 to 2 percent slopes, occasionally flooded	77.18	26.5%		IIw	204.8	59.4	78	80
8B	Judson silty clay loam, 2 to 5 percent slopes	58.23	20.0%		Ile	230.4	66.8	92	84
99D2	Exira silty clay loam, 9 to 14 percent slopes, moderately eroded	41.99	14.4%		IIIe	164.8	47.8	61	53
9C2	Marshall silty clay loam, 5 to 9 percent slopes, eroded	36.71	12.6%		IIIe	211.2	61.2	87	66
9D2	Marshall silty clay loam, 9 to 14 percent slopes, eroded	24.81	8.5%		IIIe	164.8	47.8	61	56
99D3	Exira silty clay loam, 9 to 14 percent slopes, severely eroded	23.04	7.9%		IIIe	171.2	49.6	54	50
24D2	Shelby clay loam, 9 to 14 percent slopes, moderately eroded	11.90	4.1%		IIIe	168	48.7	50	48
9B	Marshall silty clay loam, 2 to 5 percent slopes	9.53	3.3%		Ile	232	67.3	95	83
99C2	Exira silty clay loam, 5 to 9 percent slopes, moderately eroded	5.77	2.0%		IIIe	211.2	61.2	87	63
9C	Marshall silty clay loam, 5 to 9 percent slopes	1.94	0.7%		IIIe	216	62.6	89	68
Weighted Average						198.5	57.5	75.8	69.1

Area Symbol: IA129, Soil Area Version: 26

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

*i Yield data provided by the ISPAID Database version 8.1 developed by IA State University.

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.