FLOYD COUNTY, IOWA
FARMLAND
FOR SALE





\$1,500,000 118.86± ACRES Sec 20-95N-18W 77.6 CSR2 ON TILLABLE ACRES Location of Land: Located 2.7 miles Southwest of Rockford, Iowa Taxes: \$3,338 Estimated Tillable Acres: 118 (Surety Maps) Zoning: A-1 Ag Farm Tenancy: The farm is rented out for the 2025 crop season. Additional Information: Lime was applied to the farm on October 24th, 2024. Soil Grid Samples were performed on October 9th, 2024. The results are available on our website. FSA Number: #8723 FSA Tract Number: #12412 FSA Farmland Acres: 118.06 +/-FSA Cropland Acres: 118 +/-**HEL & Wetlands:** HEL & NHEL **Total Base Acres: 102.97 Corn Base: 91.79** PLC Yield: 137 Soybean Base: 11.18 PLC Yield: 42



Code	Soil Description	Acres	of Field	Legend	Class	CSR2
84	Clyde silty clay loam, 0 to 3 percent slopes	26.21	22.1%		llw	88
198B	Floyd loam, 1 to 4 percent slopes	14.25	12.1%		llw	89
631B	Limecreek silty clay loam, 2 to 5 percent slopes	14.11	12.0%		lle	89
507	Canisteo silty clay loam, 0 to 2 percent slopes	10.39	8.8%		llw	90
631C	Limecreek silty clay loam, 5 to 9 percent slopes	7.40	6.3%		Ille	84
135	Coland clay loam, 0 to 2 percent slopes, occasionally	6.74	5.7%		llw	65
612D2	Mottland loam, 9 to 14 percent slopes, moderately	6.68	5.7%		IVe	28
394	Ostrander loam, 0 to 2 percent slopes	5.30	4.5%		ls	94
612C2	Mottland loam, 5 to 9 percent slopes, moderately	5.20	4.4%		Ille	54
216B	Ripon silt loam, 20 to 30 inches to limestone, 1 to 5 percent slopes	4.80	4.1%		lle	51
394B	Ostrander loam, 2 to 5 percent slopes	4.76	4.0%		lle	88
178	Waukee loam, 0 to 2 percent slopes	3.61	3.1%		lls	69
213B	Rockton loam, 30 to 40 inches to limestone, till plain, 2 to 5 percent slopes	1.79	1.5%		lle	49
217B	Ripon silt loam, 30 to 40 inches to limestone, 1 to 5 percent slopes	1.78	1.5%		lle	58
177	Saude loam, 0 to 2 percent slopes	1.59	1.3%		lls	60
177B	Saude loam, 2 to 5 percent slopes	1.49	1.3%		lls	55
214C	Rockton loam, 20 to 30 inches to limestone, till plain, 5 to 9 percent slopes	0.99	0.8%		IIIe	40
214B	Rockton loam, 20 to 30 inches to limestone, till plain, 2 to 5 percent slopes	0.91	0.8%		lle	47
© AgriData, Inc 2025 *On Tillable Acres Weighted Average 77.6*						

TERMS & CONDITIONS

Sales Method: The real estate will be offered as 1 tract(s) of land.

Survey: At the buyer's option and expense, they can have the property surveyed if desired. The final contract price will not be adjusted to reflect any difference between the advertised and actual surveyed acres.

Minerals: All mineral interests owned by the Seller, if any, will be conveyed to the Buyer(s).

Taxes: The real estate taxes will be pro-rated to the day of closing.

Earnest Payment: Earnest money shall be due with the acceptance of the offer. The payment may be in the form of a cashier's check, personal check, company check, or wired funds. Earnest money will be deposited in the Real Estate Trust Account of the seller's attorney.

Closing: The sale closing will be an agreed-upon date by both parties. Certified funds will be required at the time of closing for the remaining balance of the purchase. The balance shall be paid in the form of certified funds upon closing.

Possession: Possession will be granted at closing, or such other date agreed to by both parties.

Agency: Whitaker Marketing Group stipulates that they are representing the seller exclusively in this transaction.

Notice: All information contained in this brochure has been obtained from sources considered to be reliable. However, bidders are invited to inspect the property and make their own investigations with respect thereto. This sale is subject to all easements, covenants, leases, and restrictions of record. All sales are presumed to be made by the individual judgment of the purchaser. All property is sold on an "As is- Where is" basis with no warranties or guarantees, expressed or implied, made by the Realtor or Seller. All map boundaries are approximate, and photographs used may or may not depict the actual property. Seller reserves the right to reject any and all bids/offers.

Seller(s): Douglas C. Lenhart Revocable Trust





WHITAKER MARKETING GROUP

AUCTIONS | REAL ESTATE

FARMLAND FOR SALE

118.86± ACRES
OFFERED AS 1 TRACT



Licensed in Iowa, David Whitaker License # B61078000 Firm # F06262000 101 US 69 Huxley, Iowa 50124

