

# GREENE COUNTY LAND FOR SALE

*\*Offered as one piece or in two tracts. Buyer choice\**

*OWNER: George W Henning Trust*

**Legal Description:** Lots 2, 3, 4 and 5 of the NW ¼ and all NW ¼ NE ¼ W of RR (see abstract)  
SECTION 21, T82N, R30W, Franklin Township, Greene County, IA

**Total farm acres** 118.3 m/l

**Taxable Acres** 110.64 m/l

- FSA Crop Acres 74.42
- FSA CRP Acres 35.06 (8.4 ac Tr1, 6.3 ac Tr2, CRP rate = \$356.72/ac, exp 2025)  
(19.76 ac Tr1 only, CRP rate = \$178.00/ac, expires 2030)  
(0.60 ac Tr1 only, CRP rate = \$300.00/ac, expires 2032)

## Tract 1

**Asking \$11,800/ac**

Total acres = 73 m/l

FSA crop acres = 38.6

FSA CRP acres = 28.76

Average CSR2 value = 79.9

## Tract 2

**Asking \$11,800/ac**

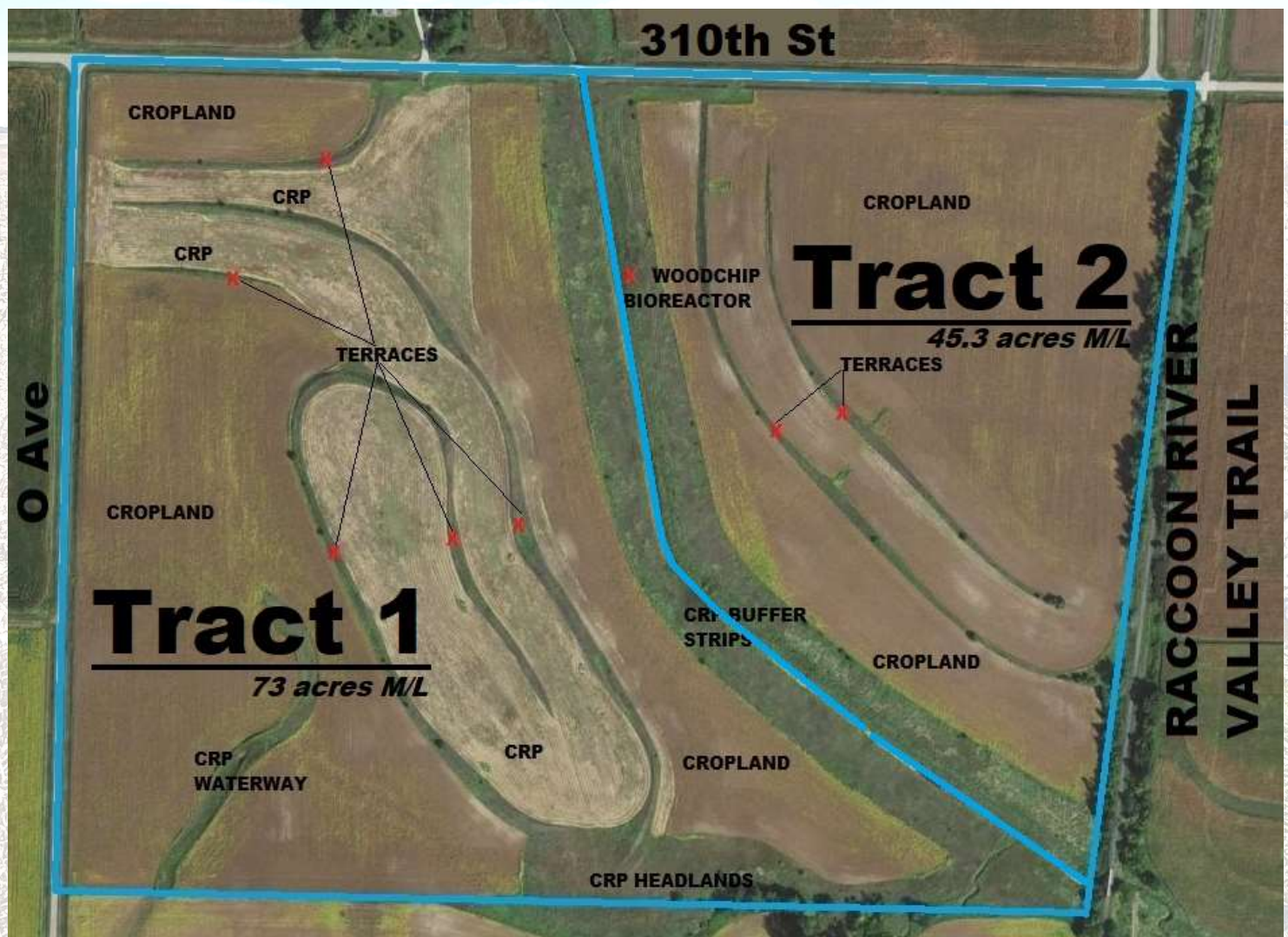
Total acres = 45.3 m/l

FSA crop acres = 35.82

FSA CRP acres = 6.3

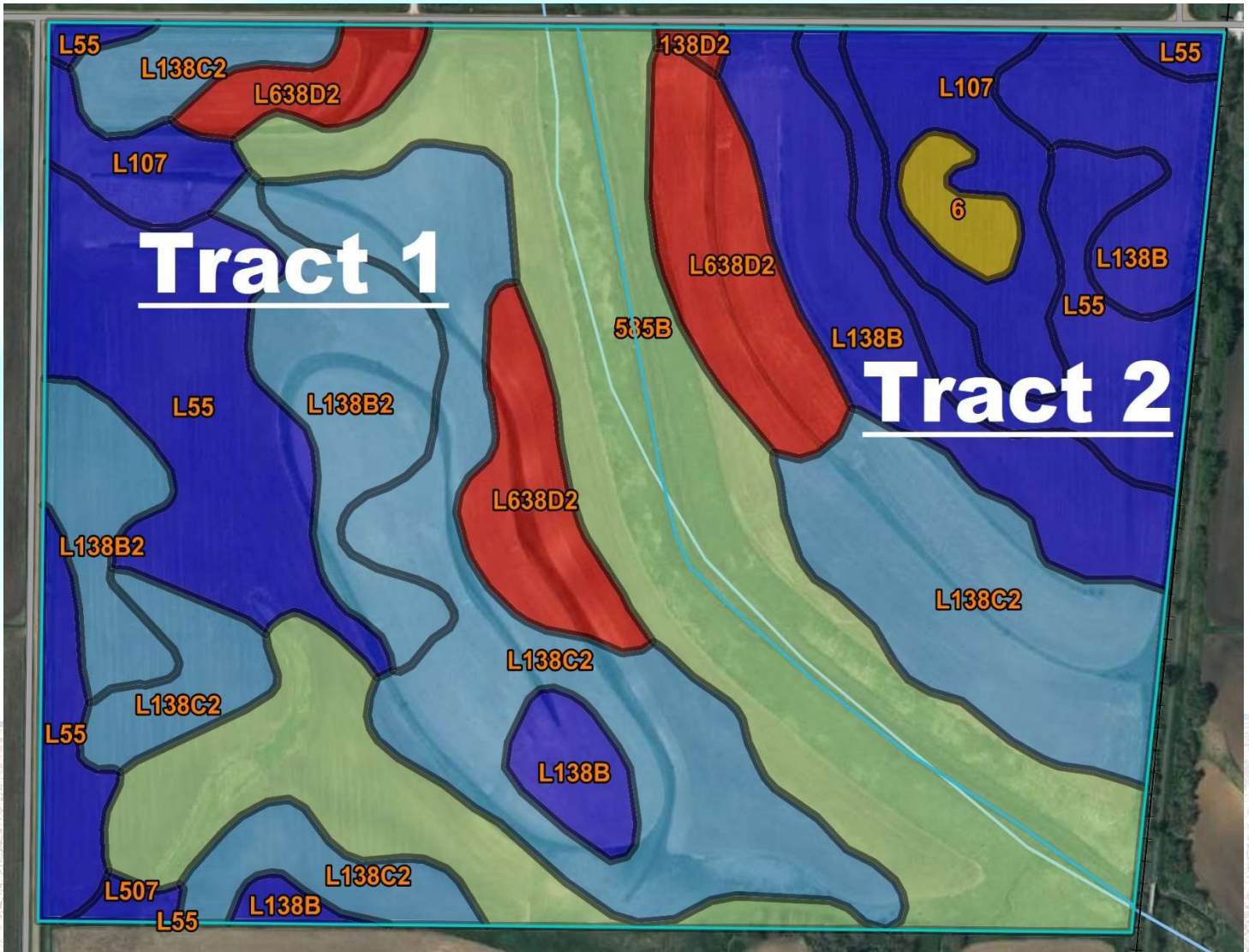
Average CSR2 value = 80.0

*\*Acres for each tract are estimates for marketing only. Actual acres to be determined by survey if purchased in tracts\**



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**BROKER: Chris Eddy 515-577-4428 (Cell) 712-999-2288 (Office)**  
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# CSR2 SOILS MAP

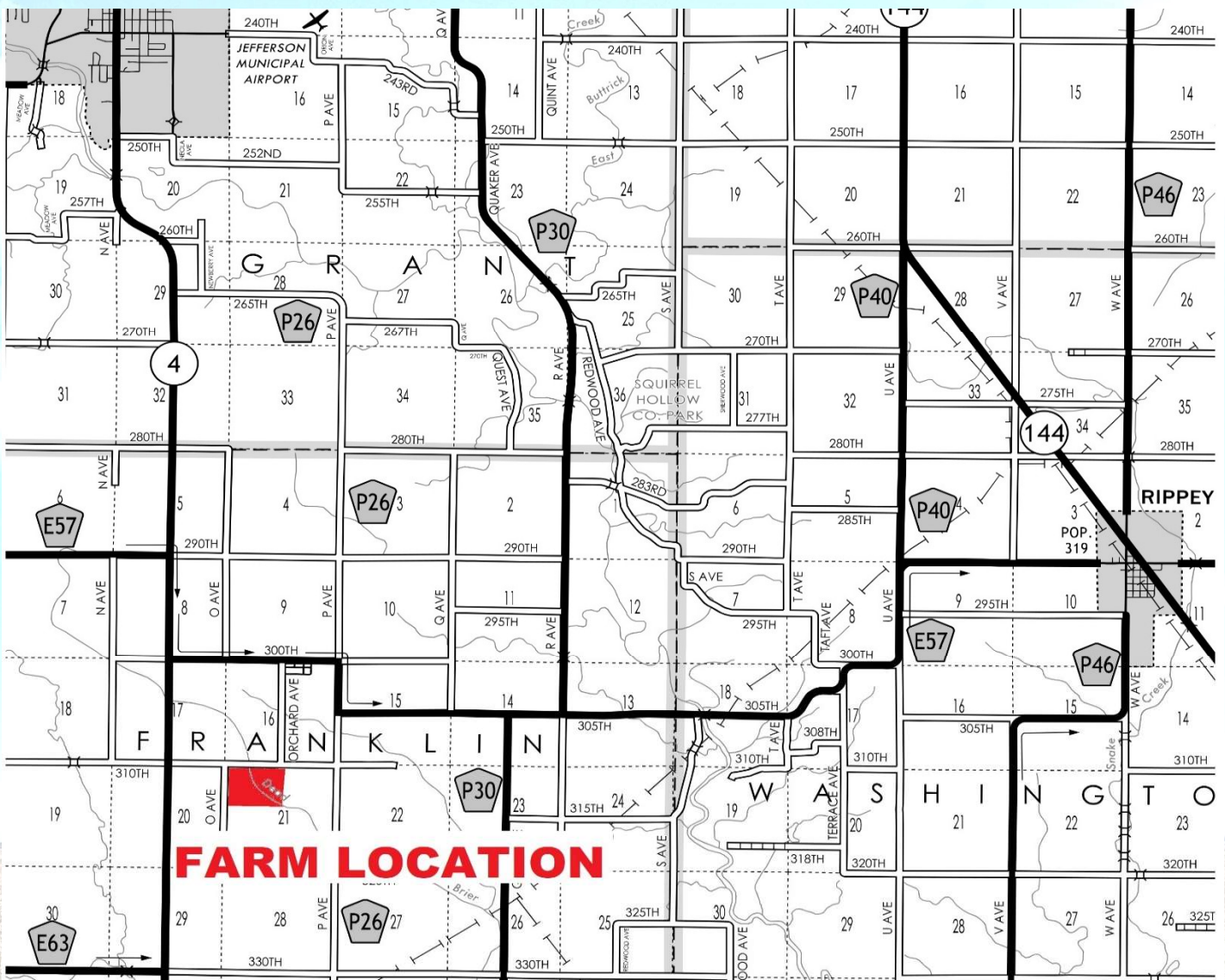


SOURCE : NRCS Web Soil Survey

Symbol	Map Unit Name	CSR2 Rating	Acres
L55	Nicollet loam, 1 to 3 percent slopes	91	17.5
L107	Webster clay loam, Bemis moraine, 0 to 2 percent slopes	88	6.4
L138B	Clarion loam, Bemis moraine, 2 to 6 percent slopes	88	13.0
L507	Canisteo clay loam, Bemis moraine, 0 to 2 percent slopes	87	0.4
L138B2	Clarion loam, Bemis moraine, 2 to 6 percent slopes	85	8.4
L138C2	Clarion loam, Bemis moraine, 6 to 10 percent slopes	83	29.5
585B	Coland-Spilville Complex, 1 to 5 percent slopes	74	30.9
6	Okoboji silty clay loam, 0 to 1 percent slopes	59	1.2
L638D2	Omsrud-Storden complex, Bemis mor, 10 to 16 percent, mod erod	53	10.2
L138D2	Clarion loam, 9 to 14 percent slopes, moderately eroded	50	0.2



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## FARM LOCATION

### **LOCATION**

**Six miles south of Jefferson on State Highway 4, then east on 310<sup>th</sup> St for one half mile. Farm is located at the SE corner of the intersection of 310<sup>th</sup> St and O Ave.**

### **DESCRIPTION**

**Excellent Greene County farm priced to sell! BUYER HAS CHOICE to purchase the entire farm or purchase an individual tract. Owner to pay for survey if sold in tracts. Good cropping history, farmed with minimum tillage and corn/soybean rotation. Conservation management practices including terraces, CRP and wood chip bio-reactor. Drainage ditch was dredged in 2020. New owner(s) will have the option to install a saturated buffer through partnership with the Iowa Soybean Association. Excellent wildlife habitat offers great hunting potential. Close proximity to several grain receiving facilities including New CO-OP, Landus, Poet Biorefining and Louis Dreyfus Company. Both tracts would make GREAT BUILDING SITES! Nearby access to Raccoon River Valley Trail. Call for information or visit [WWW.COMMINS.NET](http://WWW.COMMINS.NET) and visit the 'Real Estate' page.**



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## TERMS AND CONDITIONS

- VISIT [WWW.COMMINS.NET](http://WWW.COMMINS.NET) for additional information about the farm. Select the REAL ESTATE tab to view documents for HENNING LAND SALE.
- Farm is listed for sale through Community Insurance Agency. Buyers may contact the agency at 712-999-2288 to complete a purchase agreement or they may submit an offer through their own realtor/broker. Realtor contact information is shown at the bottom of this page.
- Field boundaries are presumed to be accurate according to the best available information and knowledge of the Seller and Realtor. Overall tract acres, tillable acres, etc. may vary from figures stated within the marketing material. Buyer should perform his/her own investigation of the property. Existing fences are in as-is condition and will not be updated or replaced by the Seller. If sold in separate tracts, seller to pay for survey. If sold as one piece, survey will be the responsibility of the buyer, if elected.
- If mutually agreed to by both parties in writing, buyer may be given access to real estate prior to closing date. Possession to be given at closing, subject to farm tenants rights.
- All facts and figures have been researched from reliable sources but are not guaranteed or warranted by the sellers or realtors.
- Farm is rented for the 2025 crop year. Rental rate \$260/tillable acre.
- Farm program information is provided by the Greene County Farm Service Agency. Base acres, total crop acres, conservation plan, etc. may be subject to change when the farm is reconstituted by the Greene County FSA and NRCS offices. Figures stated in marketing material or shared prior to the sale are best estimates of the seller and Community Insurance Agency.
- Taxes and CRP payments will be pro-rated to the date of closing.
- Farm is located within drainage district 187. The drainage ditch was dredged in 2020 with existing tile outlets cleaned or repaired. A copy of the engineer's report and ditch repair plan is available. There may be additional field tiles on the farm that are not identified in the report. The farm is currently in a 20 year special assessment for the drainage ditch repair project equaling an annual payment of \$481. Drainage assessment will be pro-rated to the date of closing.
- Abstract(s) will be updated or created at seller expense. The brief legal description given in the marketing materials should not be used for legal documents. The legal description will be taken from the abstract or survey.



# SITE PHOTOS



**Looking Southeast from NW property corner**



**Looking Southwest from NE property corner**

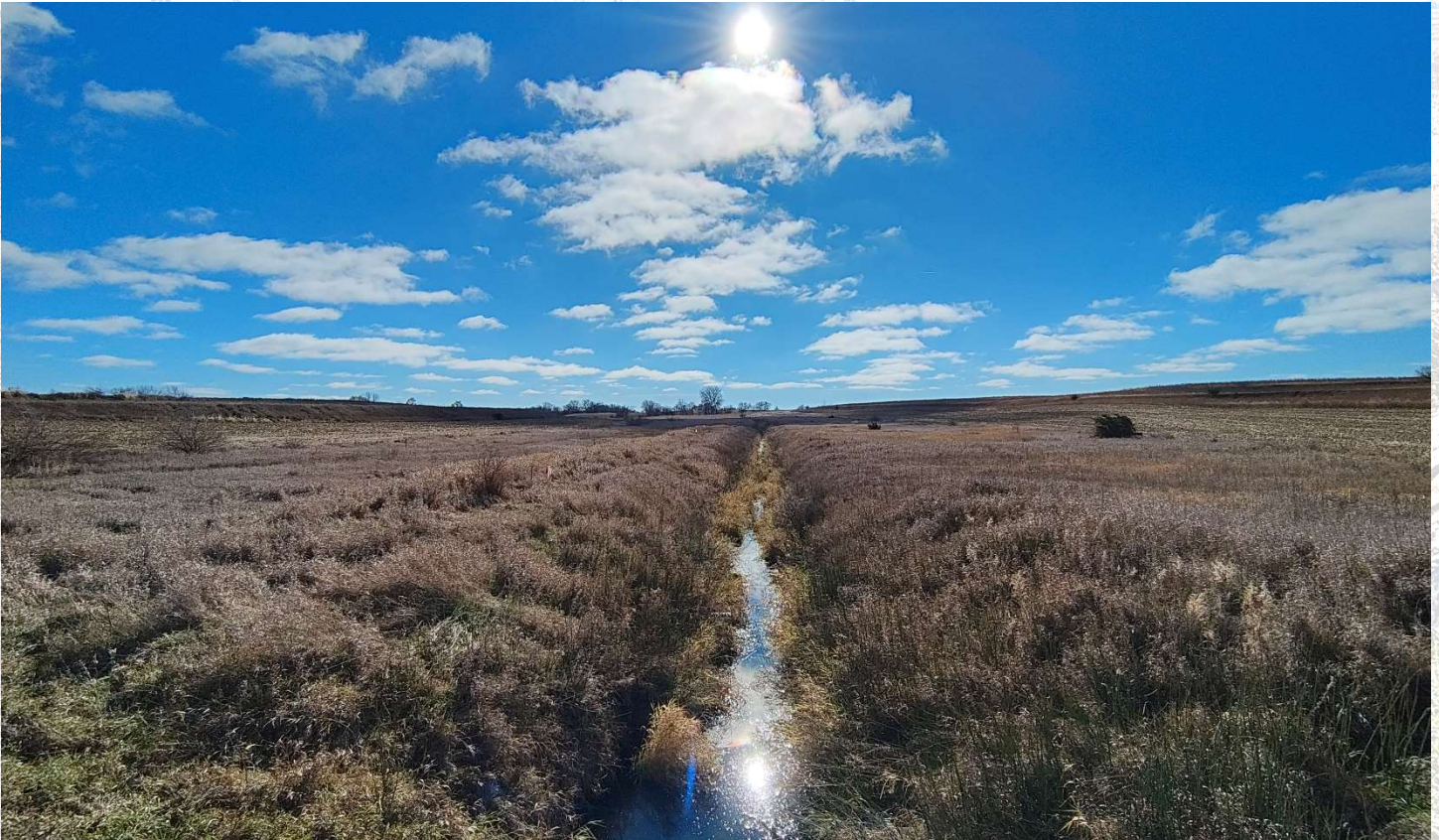


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# ***SITE PHOTOS***



**Looking Northeast from SW property corner**



**Looking South at Drainage Ditch**



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# ***SITE PHOTOS***



**Looking East from O Ave**



**Looking Northeast from West Field Entrance**



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