

FOR SALE - 2026 POSSESSION

319.5 ACRES M/L

\$6000/ACRE



319.5 ACRES M/L - ADAMS AND MONTGOMERY COUNTIES, IOWA

Directions to the Farm: From Grant, Iowa, South on Old Highway 71, then East on 115th Street 2 ½ miles to the Southwest edge of the farm. Farm is located on the North side of 115th St.

Brief Legal: 158 ac m/l NE ¼ Sec 12, T73, R36 Montgomery Co & 161.5 ac m/l (NW ¼ & W ½ W ½ NE ¼ Sec 7, T73, R35 Adams Co, IA

Taxes: \$6286

319.5 acres m/l located in Adams and Montgomery Counties in Iowa. Farm has approximately 78 acres of CRP paying \$225/acre enrolled until 2030. Approximately 20 acres tillable, Remainder of the farm is in pasture and trees. Great recreation and income producing tract!

ED SPENCER, BROKER

402-510-FARM
322 E. 7TH ST
LOGAN, IA 51546

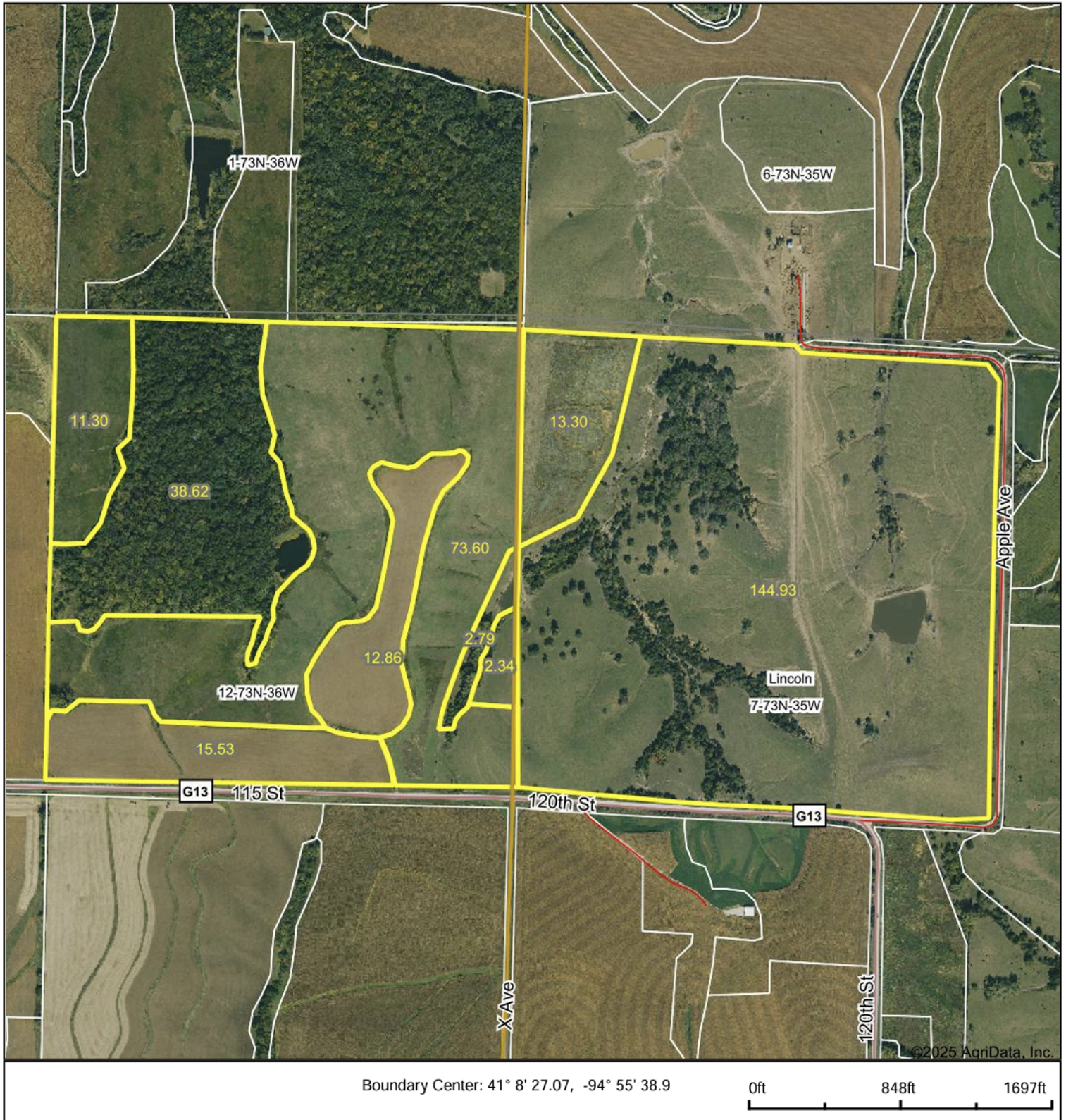


Scan me!

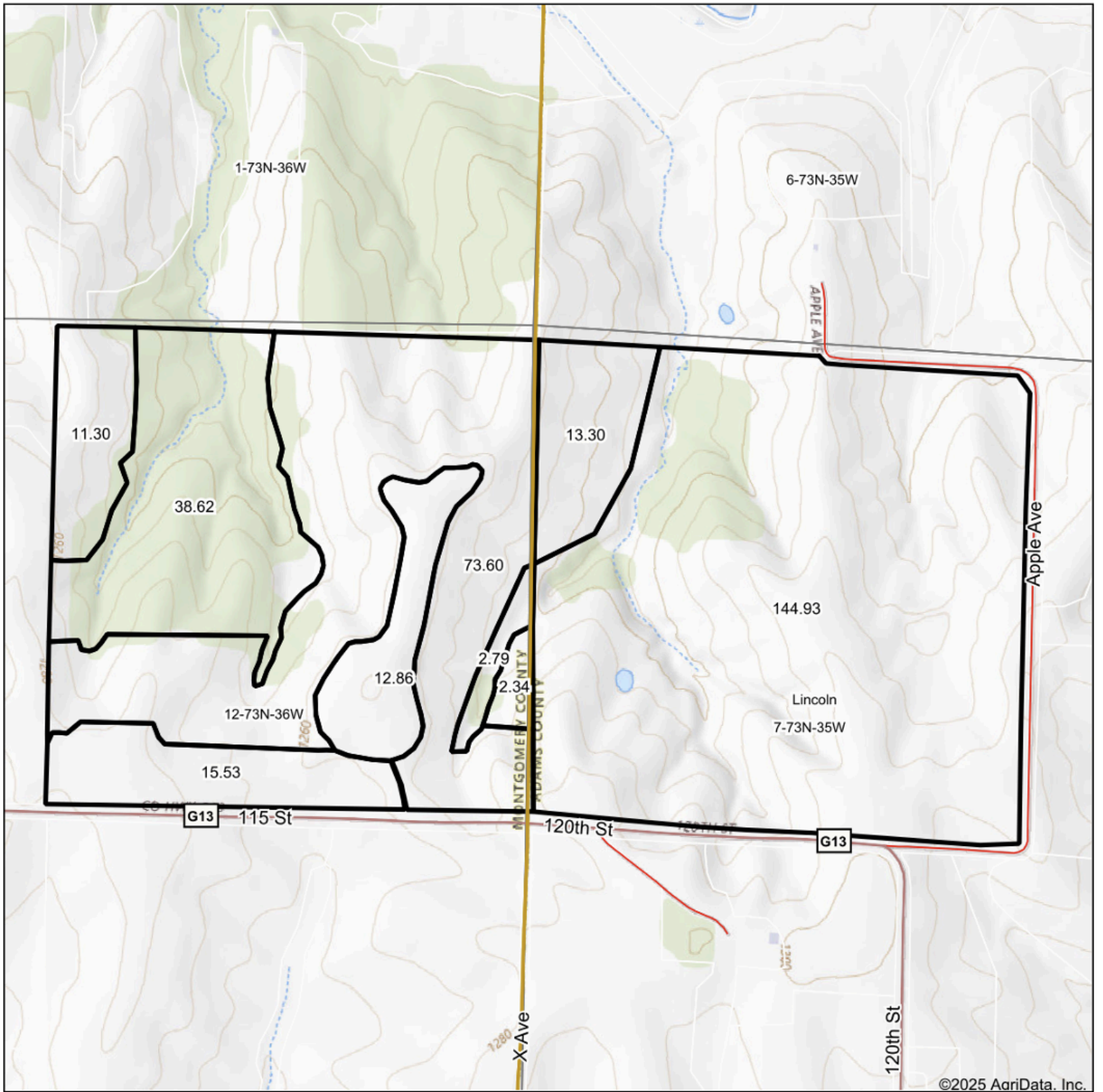
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Aerial Map



Topography Map



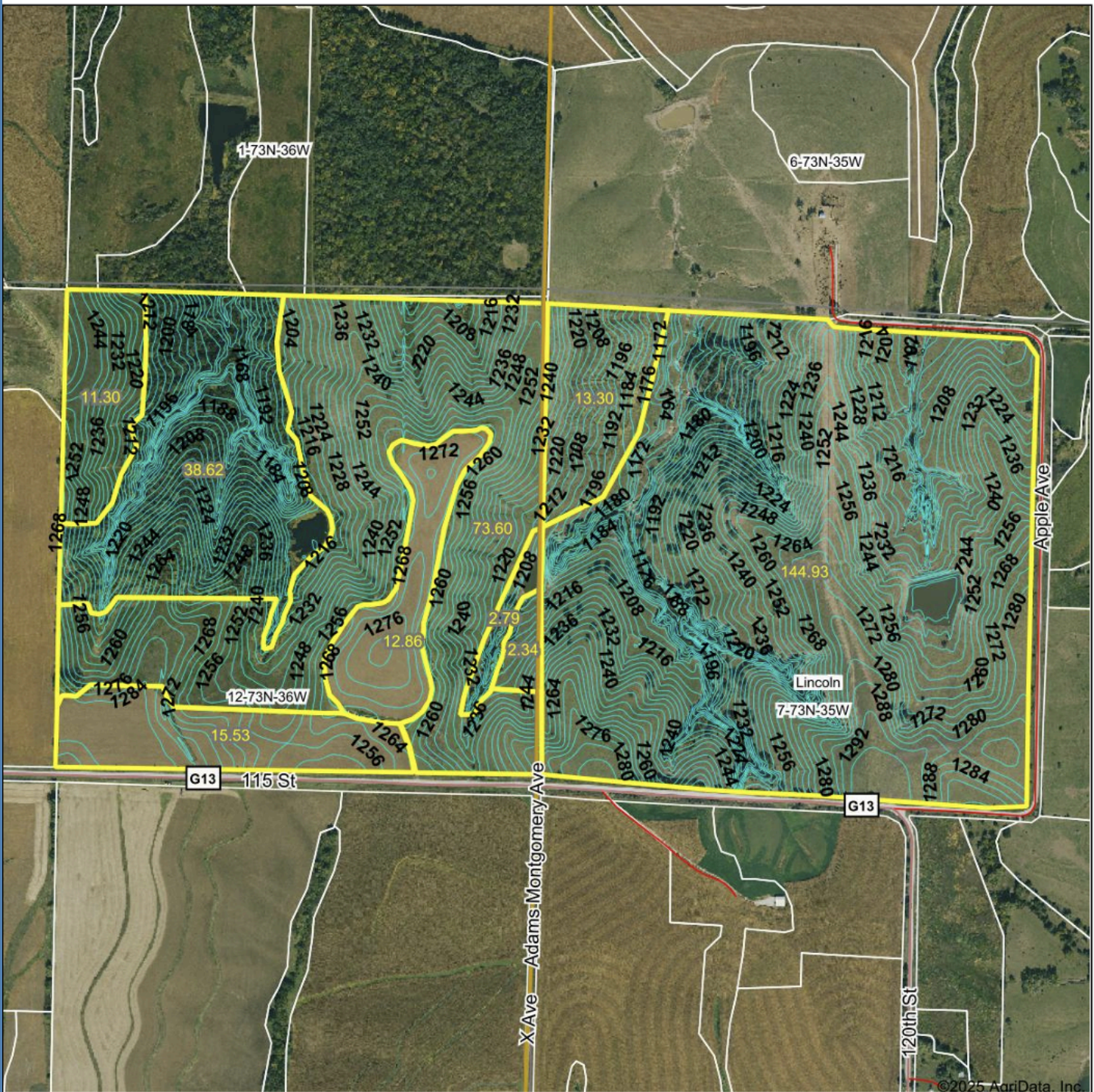
Map Center: 41° 8' 29.15, -94° 55' 38.24

0ft 848ft 1697ft



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Topography Contours



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

Source: USGS 3 meter dem
Interval(ft): 4.0
Min: 1,151.1
Max: 1,300.3
Range: 149.2
Average: 1,236.9
Standard Deviation: 31.04 ft

0ft 851ft 1701ft



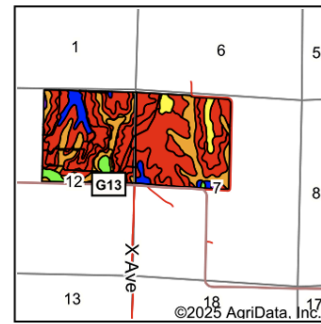
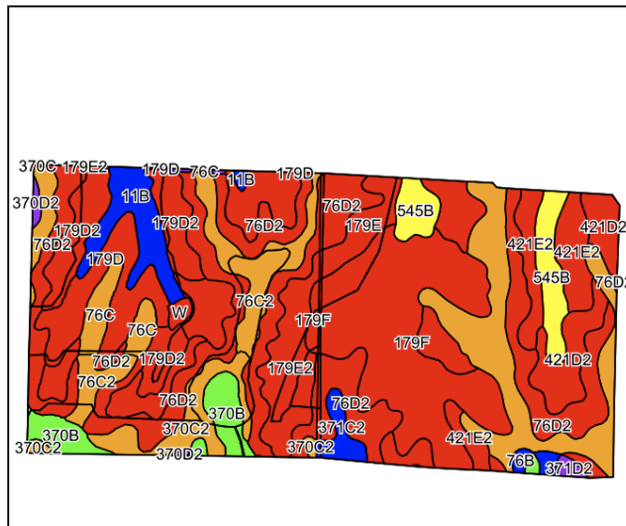
10/17/2025

7-73N-35W
Adams County
Iowa

Boundary Center: 41° 8' 27.07, -94° 55' 38.9

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Soils Map



State: **Iowa**
 County: **Adams**
 Location: **7-73N-35W**
 Township: **Lincoln**
 Acres: **315.27**
 Date: **10/17/2025**

Area Symbol: IA003, Soil Area Version: 36
 Area Symbol: IA137, Soil Area Version: 32

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Water Table	Non-Irr Class *c	*i Corn Bu	*i Soybeans Bu	CSR2**	CSR	*n NCCPI Soybeans
179F	Gara loam, 18 to 25 percent slopes	46.24	14.7%		> 6.5ft.	Vle	120.0	34.8	18	15	42
76D2	Ladoga silt loam, 9 to 14 percent slopes, eroded	37.35	11.8%		4ft.	Ille	163.2	47.3	49	52	61
76D2	Ladoga silt loam, 9 to 14 percent slopes, eroded	28.61	9.1%		4ft.	Ille	163.2	47.3	49	52	61
76C	Ladoga silt loam, dissected till plain, 5 to 9 percent slopes	26.46	8.4%		4ft.	Ille	196.8	57.1	80	67	74
179E2	Gara loam, dissected till plain, 14 to 18 percent slopes, eroded	24.73	7.8%		> 6.5ft.	Vle	139.2	40.4	32	33	49
421E2	Gara-Bucknell complex, 14 to 18 percent slopes, moderately eroded	23.79	7.5%		1ft.	Vle	115.2	33.4	23	18	41
179D2	Gara loam, dissected till plain, 9 to 14 percent slopes, eroded	17.27	5.5%		> 6.5ft.	IVe	163.2	47.3	43	43	52
76C2	Ladoga silt loam, dissected till plain, 5 to 9 percent slopes, eroded	14.33	4.5%		4ft.	Ille	192.0	55.7	75	62	65
179D	Gara loam, dissected till plain, 9 to 14 percent slopes	13.80	4.4%		> 6.5ft.	IVe	168.0	48.7	49	45	64
370C2	Sharpsburg silty clay loam, 5 to 9 percent slopes, eroded	12.64	4.0%		4ft.	Ille	204.8	59.4	80	67	66
421D2	Gara-Bucknell complex, 9 to 14 percent slopes, moderately eroded	11.87	3.8%		1ft.	IVe	131.2	38.0	28	28	47

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Water Table	Non-Irr Class *c	*i Corn Bu	*i Soybeans Bu	CSR2**	CSR	*n NCCPI Soybeans
545B	Zook-Ely-Gullied land complex, 2 to 5 percent slopes	11.01	3.5%		0ft.	Ile	177.6	51.5	64	52	8
11B	Ackmore-Colo-Judson complex, 0 to 5 percent slopes	10.31	3.3%		1ft.	Ilw	200.0	58.0	81	68	79
370B	Sharpsburg silty clay loam, 2 to 5 percent slopes	8.55	2.7%		4ft.	Ile	225.6	65.4	91	87	79
423D2	Bucknell silty clay loam, 9 to 14 percent slopes, moderately eroded	6.61	2.1%		1ft.	IVe	97.6	28.3	6	13	48
76C	Ladoga silt loam, dissected till plain, 5 to 9 percent slopes	6.11	1.9%		4ft.	Ille	196.8	57.1	80	67	74
179E	Gara loam, dissected till plain, 14 to 18 percent slopes	5.89	1.9%		> 6.5ft.	Vle	144.0	41.8	37	35	59
371C2	Sharpsburg-Nira silty clay loams, 5 to 9 percent slopes, eroded	4.02	1.3%		4ft.	Ille	168.0	48.7	83	64	65
179F	Gara loam, 18 to 25 percent slopes	1.25	0.4%		> 6.5ft.	Vle	120.0	34.8	18	15	42
W	Water	0.98	0.3%		> 6.5ft.		0.0	0.0	0	0	
371D2	Sharpsburg-Nira silty clay loams, 9 to 14 percent slopes, eroded	0.83	0.3%		4ft.	Ille	176.0	51.0	57	54	61
370D2	Sharpsburg silty clay loam, 9 to 14 percent slopes, eroded	0.75	0.2%		4ft.	Ille	164.8	47.8	54	57	61
76B	Ladoga silt loam, 2 to 5 percent slopes	0.64	0.2%		4ft.	Ile	212.8	61.7	86	82	77
Y8B	Judson silty clay loam, dissected till plain, 2 to 5 percent slopes	0.49	0.2%		> 6.5ft.	Ile	0.0	0.0	93		80
370B	Sharpsburg silty clay loam, 2 to 5 percent slopes	0.45	0.1%		4ft.	Ile	225.6	65.4	91	87	79
76D	Ladoga silt loam, 9 to 14 percent slopes	0.22	0.1%		4ft.	Ille	177.6	51.5	52	57	68
179E	Gara loam, dissected till plain, 14 to 18 percent slopes	0.07	0.0%		> 6.5ft.	Vle	144.0	41.8	37	35	59
Weighted Average							157.8	45.8	47.6		*n 55.4



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