

IOWA FARM FOR SALE

78 +/- ACRES FARMLAND POTT. CO. IOWA

DESCRIPTION: Midwest Ag Services is honored to present 78± acres of high-quality Pottawattamie County, Iowa farmland for sale. This highly tillable, terraced upland cropland farm is well located in a strong agricultural market with close proximity to competitive grain elevators and ethanol plants. An excellent opportunity to expand an existing farming operation or add a quality asset to an investment portfolio.

ASKING PRICE: \$12,250 Per Acre

LOCATION: 5 Miles South & 1 Mile East of Treynor, Iowa

BRIEF LEGAL: Pt Section 32, T74 R41 All in Pott. Co. Iowa

CROPLAND: 72.61 FSA Cropland Acres.

CSR2: Estimated 73.7 Per Surety Mapping Software.

SOILS: Marshall, Monona, Napier, Exira, Judson, Dow, Ida, Silt Loams with Slopes ranging 2- 14%.

FSA INFO: Farm No. 5601 Tract No. 8533. Corn Base = 38.10 Acre & PLC Yield = 145. Soybean Base = 33.9 Acre PLC Yield = 42.

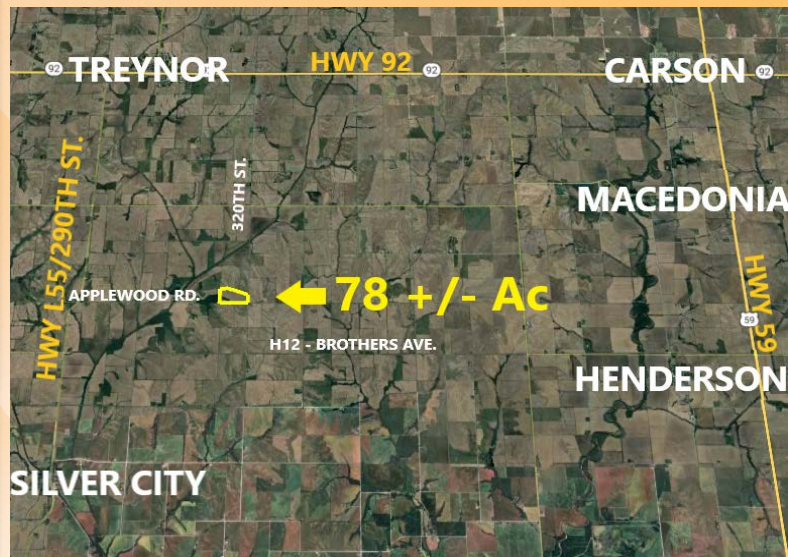
RE TAXES: \$3,036 Per Year.

POSSESSION: At Closing. Full possession to Farm or Lease in 2026.

SALE TERMS: 10% Earnest due upon acceptance of offer. Balance due at closing.

CLOSING: 30-45 days after acceptance of offer.

SELLER: Robert & Linda Adkins



DRIVING DIRECTIONS

FROM TREYNOR, IA HEAD SOUTH ON 320TH ST. FOR 5 MILES.
THE FARM IS LOCATED ON THE WEST SIDE 320TH ST.
LOOK FOR SIGNS!

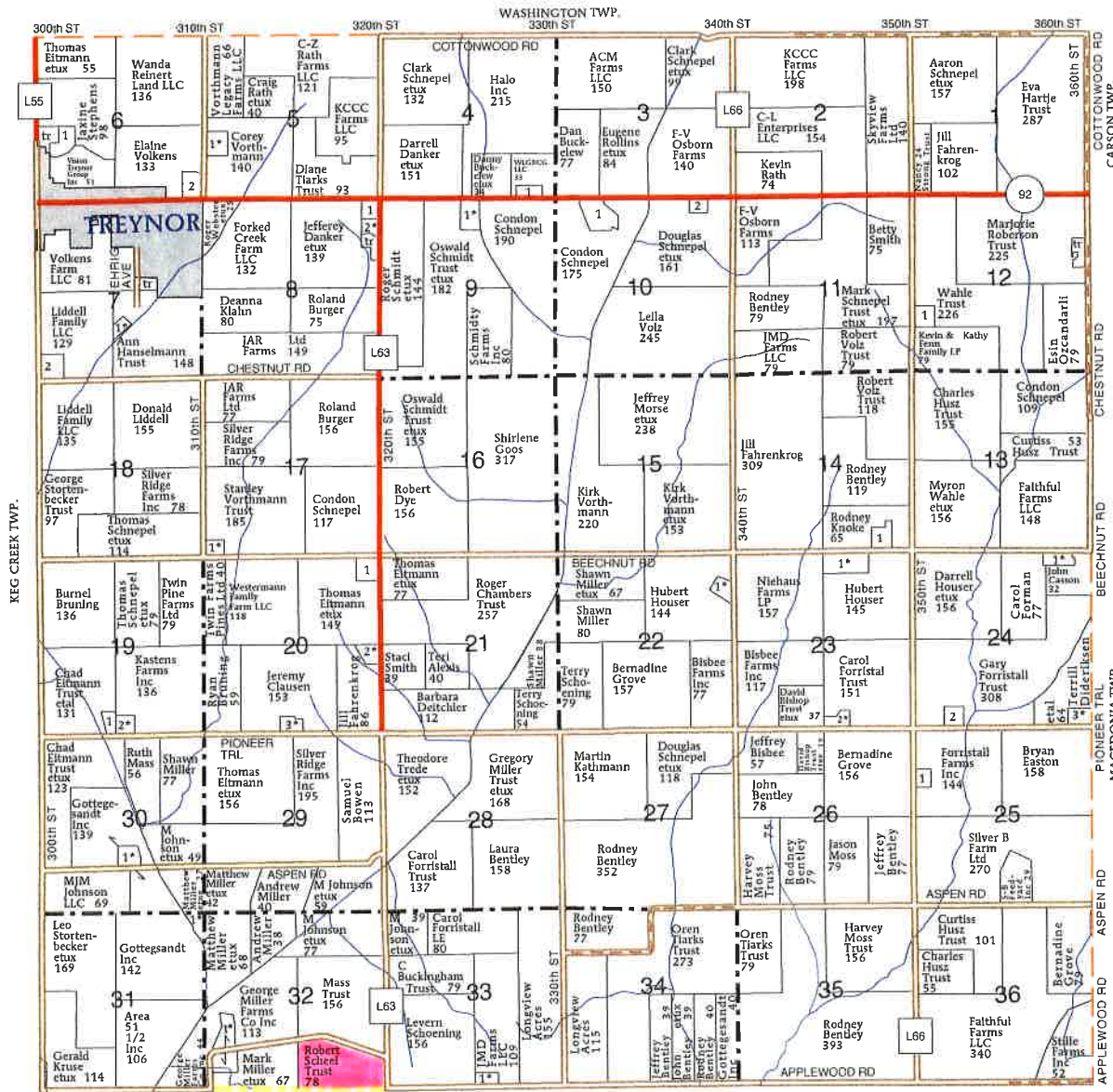
Midwest
Ag Services, Inc.

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Council Bluffs IA 51502
(712)-323-5353

Evan Summy, Broker: 402-618-1326

Disclaimer: The information in this brochure was gathered from various sources deemed reliable, but it can't be guaranteed by Midwest Ag Services, Inc. All data should be verified for accuracy by interested parties.

For More Details Visit: www.MidwestAgServices.com



MILLS CO.

SILVER CREEK TOWNSHIP

SECTION 4

- 1. Stahly, Jay 10

SECTION 5

- 1. Keysor, Robert etal 11

SECTION 6

- 1. Bluff Homes LLC 9
- 2. Anderson Trust, Roger 11

SECTION 7

- 1. Danker, Darrell etux 10
- 2. Blanker, Roberta 7

SECTION 8

- 1. Walter, David 5
- 2. Copenhaver, Carlin etux 5

SECTION 9

- 1. Rector, James etux 19

SECTION 10

- 1. Buckingham, Craig 19
- 2. McMullen Jr, James 5

SECTION 12

- 1. AERJ Trust 8

SECTION 14

- 1. Knoke Sr, Rodney 12

SECTION 17

- 1. Vorthmann, Brandon etal 10

SECTION 19

- 1. CWE Farms Inc 7

2. Miller Trust, Gregory etux 13

SECTION 20

- 1. Thomas, Rex 6
- 2. Beckman, Chris etux 10
- 3. Hrasky, Andrew etal 6

SECTION 22

- 1. Houser, Devin etux 12

SECTION 23

- 1. Houser, Hubert etux 12
- 2. Cope, Kevin etux 5

SECTION 24

- 1. Harrell, Porter etux 7
- 2. Silver Creek Farms Inc 8
- 3. Eikenberry, Bret etux 6

SECTION 25

- 1. Forristall Trust, Gary 7

SECTION 30

- 1. Cox, Michael etux 8

SECTION 31

- 1. Miller, Matthew etux 12

SECTION 32

- 1. Miller, Dennis etux 18

SECTION 33

- 1. Feeley Trust, Timothy etux 11



Aerial Map



Boundary Center: 41° 9' 43.74, -95° 34' 49.59



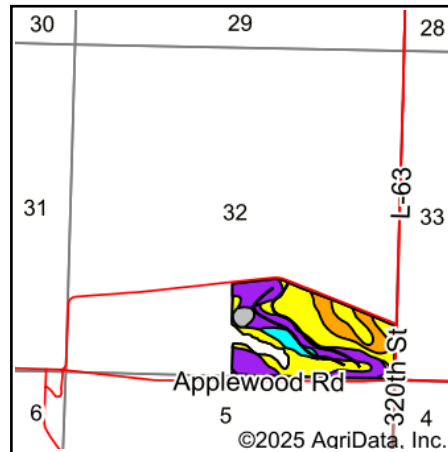
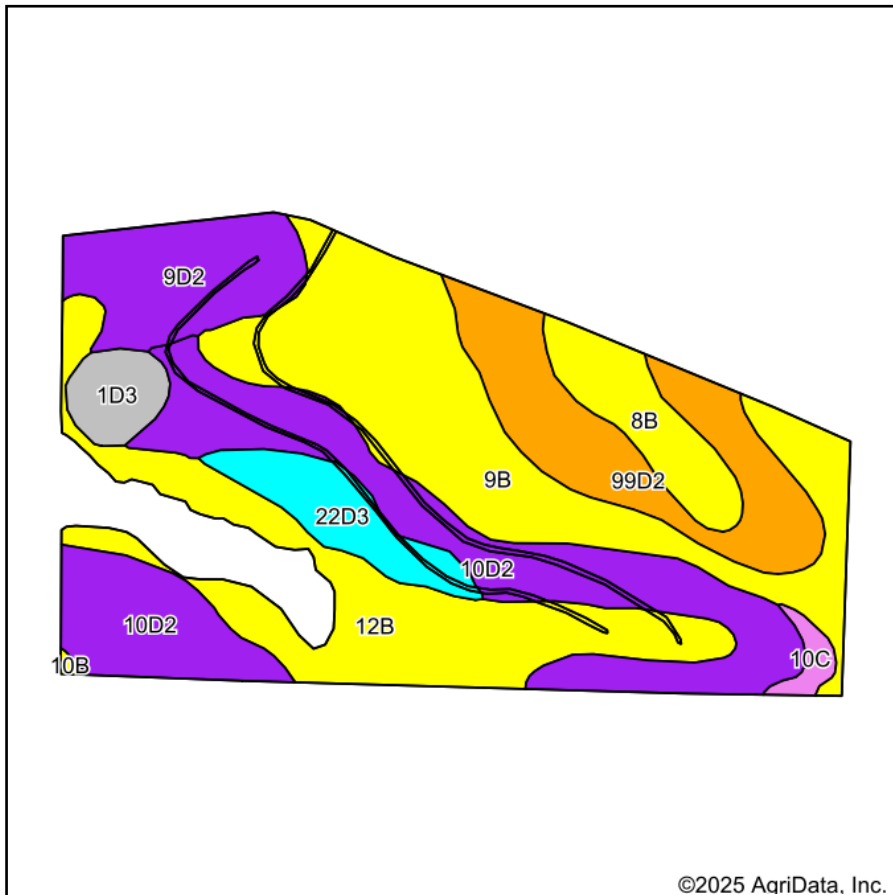
32-74N-41W
Pottawattamie County
Iowa



12/16/2025

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

Soils Map



State: **Iowa**
 County: **Pottawattamie**
 Location: **32-74N-41W**
 Township: **Silver Creek**
 Acres: **72.6**
 Date: **12/16/2025**



Soils data provided by USDA and NRCS.

Area Symbol: IA155, Soil Area Version: 31										
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	Irr Class *c	Range Production (lbs/acre/yr)	CSR2**	*n NCCPI Soybeans	
9B	Marshall silty clay loam, 2 to 5 percent slopes	17.32	23.9%			Ile		0	95	77
10D2	Monona silt loam, 9 to 14 percent slopes, eroded	17.14	23.6%			IIle		0	60	70
12B	Napier silt loam, 2 to 5 percent slopes	12.74	17.5%			Ile		0	93	89
99D2	Exira silty clay loam, 9 to 14 percent slopes, eroded	9.04	12.5%			IIle		0	59	64
9D2	Marshall silty clay loam, 9 to 14 percent slopes, eroded	6.14	8.5%			IIle		0	61	65
8B	Judson silty clay loam, deep loess, 2 to 5 percent slopes	3.92	5.4%			Ile		0	92	80
22D3	Dow silt loam, 9 to 14 percent slopes, severely eroded	3.57	4.9%			IIle		0	26	58
1D3	Ida silt loam, 9 to 14 percent slopes, severely eroded	1.96	2.7%			IIle		0	32	58
10C	Monona silt loam, 5 to 9 percent slopes	0.68	0.9%			IIle		0	89	87
10B	Monona silt loam, 2 to 5 percent slopes	0.09	0.1%			Ile	IIle	4000	95	88
Weighted Average								5	73.7	*n 73.6

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

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

*- Irr Class weighted average cannot be calculated on the current soils data due to missing data.



Abbreviated 156 Farm Record

Operator Name : XXXXXXXXXX
 CRP Contract Number(s) : None
 Recon ID : 19-129-2025-58
 Transferred From : None
 ARCPLC G//F Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
77.67	72.61	72.61	0.00	0.00	0.00	0.00	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		CRP	MPL	DCP Ag.Rel. Activity	SOD	
0.00	0.00	72.61	0.00		0.00	0.00	0.00	0.00	

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	CORN, SOYBN	None

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	38.10	0.00	145	0
Soybeans	33.90	0.00	42	0
TOTAL	72.00	0.00		

NOTES

Tract Number : 8533

Description : Sec 32 Silver Creek W Pott
 FSA Physical Location : IOWA/WEST POTTAWATTAMIE
 ANSI Physical Location : IOWA/POTTAWATTAMIE
 BIA Unit Range Number :
 HEL Status : HEL field on tract.Conservation system being actively applied
 Wetland Status : Wetland determinations not complete
 WL Violations : None
 Owners : LINDA SUE ADKINS, ROBERT DEAN ADKINS JR
 Other Producers : None
 Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
77.67	72.61	72.61	0.00	0.00	0.00	0.00	0.0

Abbreviated 156 Farm Record

Tract 8533 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	72.61	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	38.10	0.00	145
Soybeans	33.90	0.00	42
TOTAL	72.00	0.00	

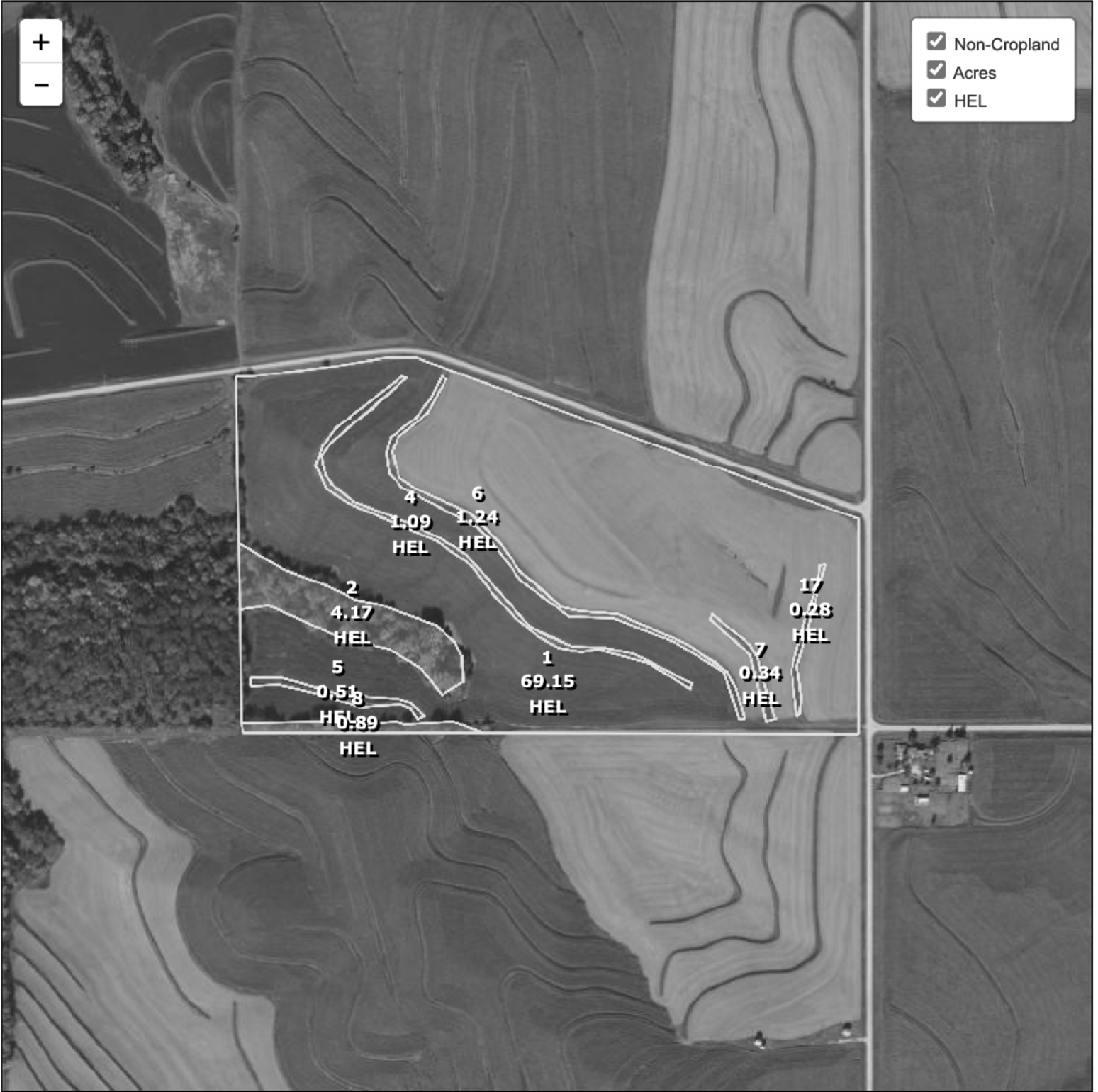
NOTES

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- Non-Cropland
- Acres
- HEL

4
1.09
HEL

6
1.24
HEL

2
4.17
HEL

5
0.51
HEL

1
69.15
HEL

7
0.34
HEL

17
0.28
HEL

0.89
HEL

Common Land Unit

- Cropland
- Non-cropland
- CRP

2026 Crop Year

Farm 5601
Tract 8533

Wetland Determination Identifiers

- Restricted Use
- ▼ Limited Restrictions
- Exempt from Conservation Compliance Provisions



Tract 1 of 1

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