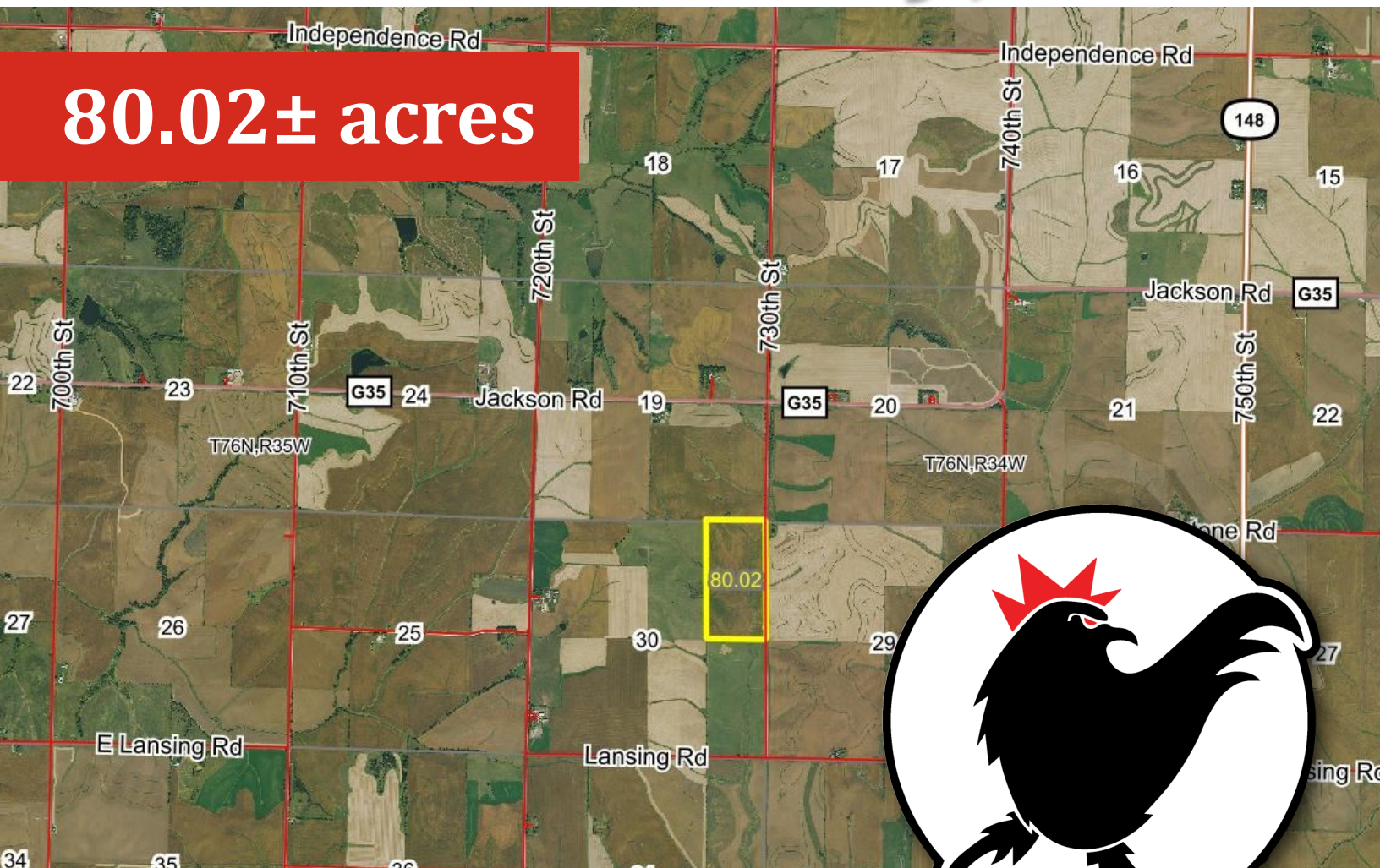


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REAL ESTATE

Cass County, IA

80.02± acres



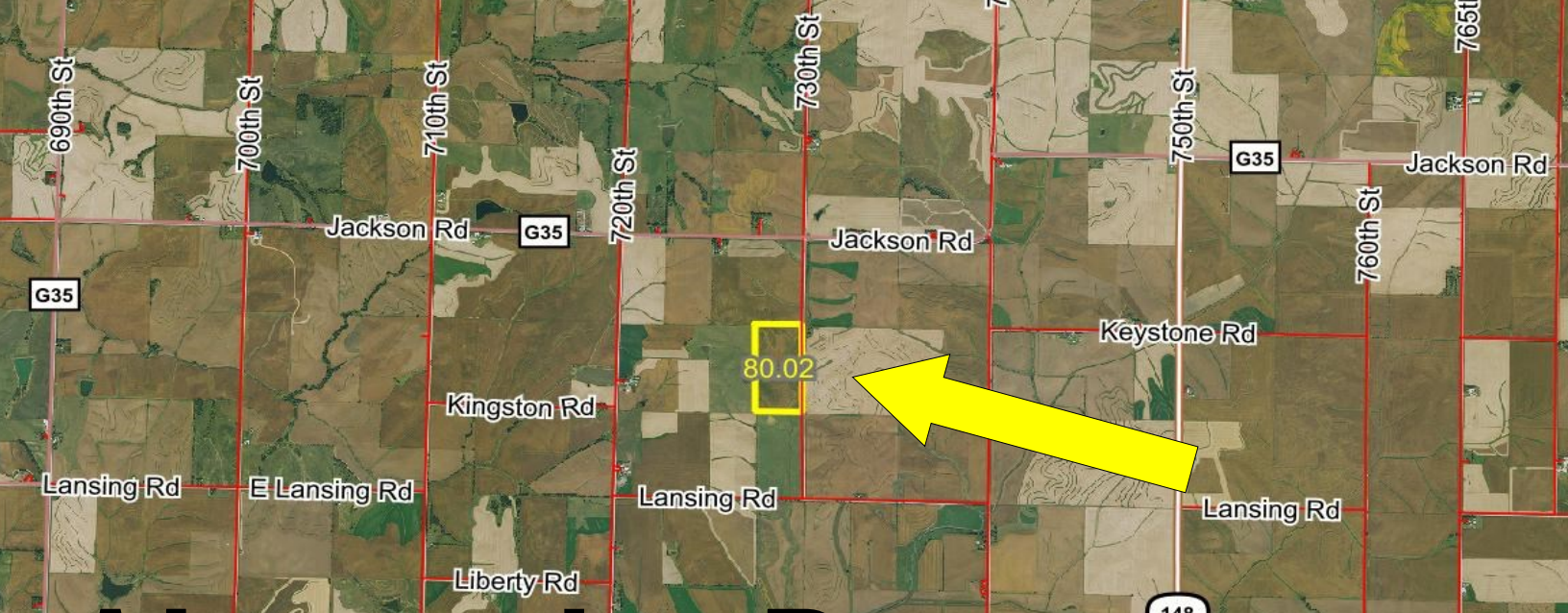
\$12,950 Per Surveyed Acre

ROOSTER AG' REALTY

1100 S. County Line Rd
PO Box 297
Maple Park, IL 60151

KELLY LUDWIG

Managing Broker
Email: Kelly@roosterag.com
Phone: 630.546.8267



About the Property



GROSS ACRES:	80.02±
TILLABLE ACRES:	76.46±
CSR2:	59.5
EST. REAL ESTATE TAX PER ACRE:	\$24.59
PRICE PER SURVEYED ACRE:	\$12,950

The Eden Farm is 80.02± acres located in Section 30 of Lincoln Township, Cass County, IA.

Located off of 730th street. Farm can be divide into two 40 acre parcels, lets talk!

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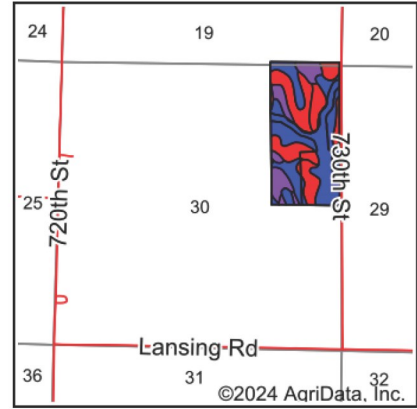
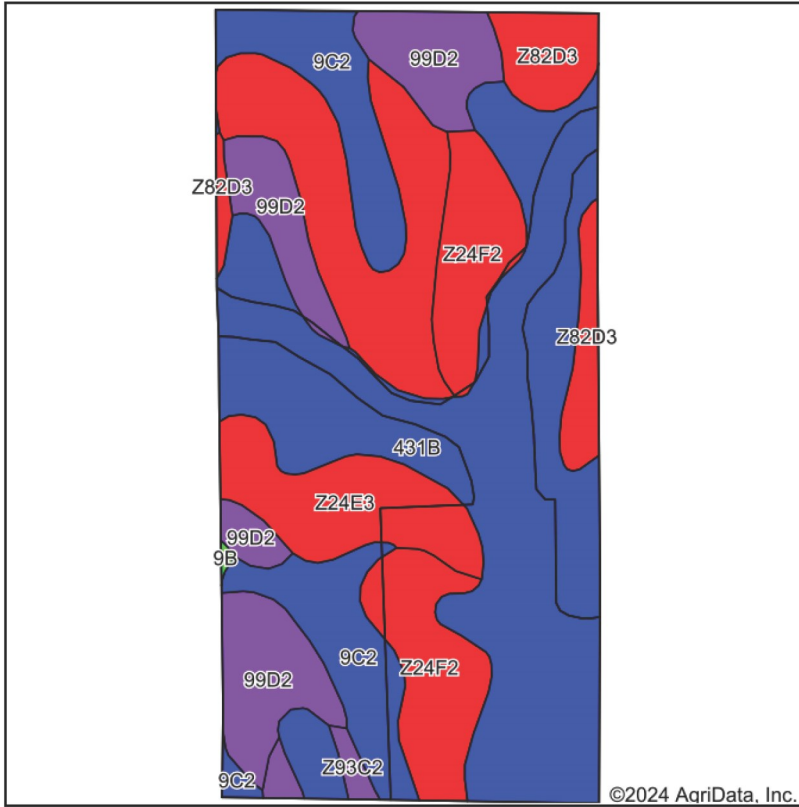
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Soils Map



State: **Iowa**
 County: **Cass**
 Location: **30-76N-34W**
 Township: **Lincoln**
 Acres: **76.46**
 Date: **4/26/2024**



Soils data provided by USDA and NRCS.

Area Symbol: IA029, Soil Area Version: 31

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	*i Corn Bu	CSR2**	CSR	
431B	Judson-Ackmore-Colo, overwash complex, 1 to 5 percent slopes	28.81	37.7%		Ile	208.0	81	73	
Z24E3	Shelby clay loam, deep loess, 14 to 18 percent slopes, severely eroded	14.66	19.2%		Vle	132.8	32	26	
99D2	Exira silty clay loam, 9 to 14 percent slopes, eroded	9.93	13.0%		IIle	177.6	59	53	
9C2	Marshall silty clay loam, 5 to 9 percent slopes, eroded	9.17	12.0%		IIle	211.2	87	77	
Z24F2	Shelby clay loam, deep loess, 18 to 25 percent slopes, eroded	8.77	11.5%		Vle	120.0	20	17	
Z82D3	Adair-Shelby complex, MLRA 107B, 9 to 14 percent slopes, severely eroded	4.26	5.6%		Vle	123.2	32	31	
Z93C2	Shelby-Adair complex, MLRA 107B, 5 to 9 percent slopes, moderately eroded	0.79	1.0%		IIle	169.6	58	60	
9B	Marshall silty clay loam, 2 to 5 percent slopes	0.07	0.1%		Ile	232.0	95	85	
Weighted Average						3.71	174.8	59.5	53

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

*i Yield data provided by the ISPAID Database version 8.1.1 developed by IA State University.

*c: Using Capabilities Class Dominant Condition Aggregation Method

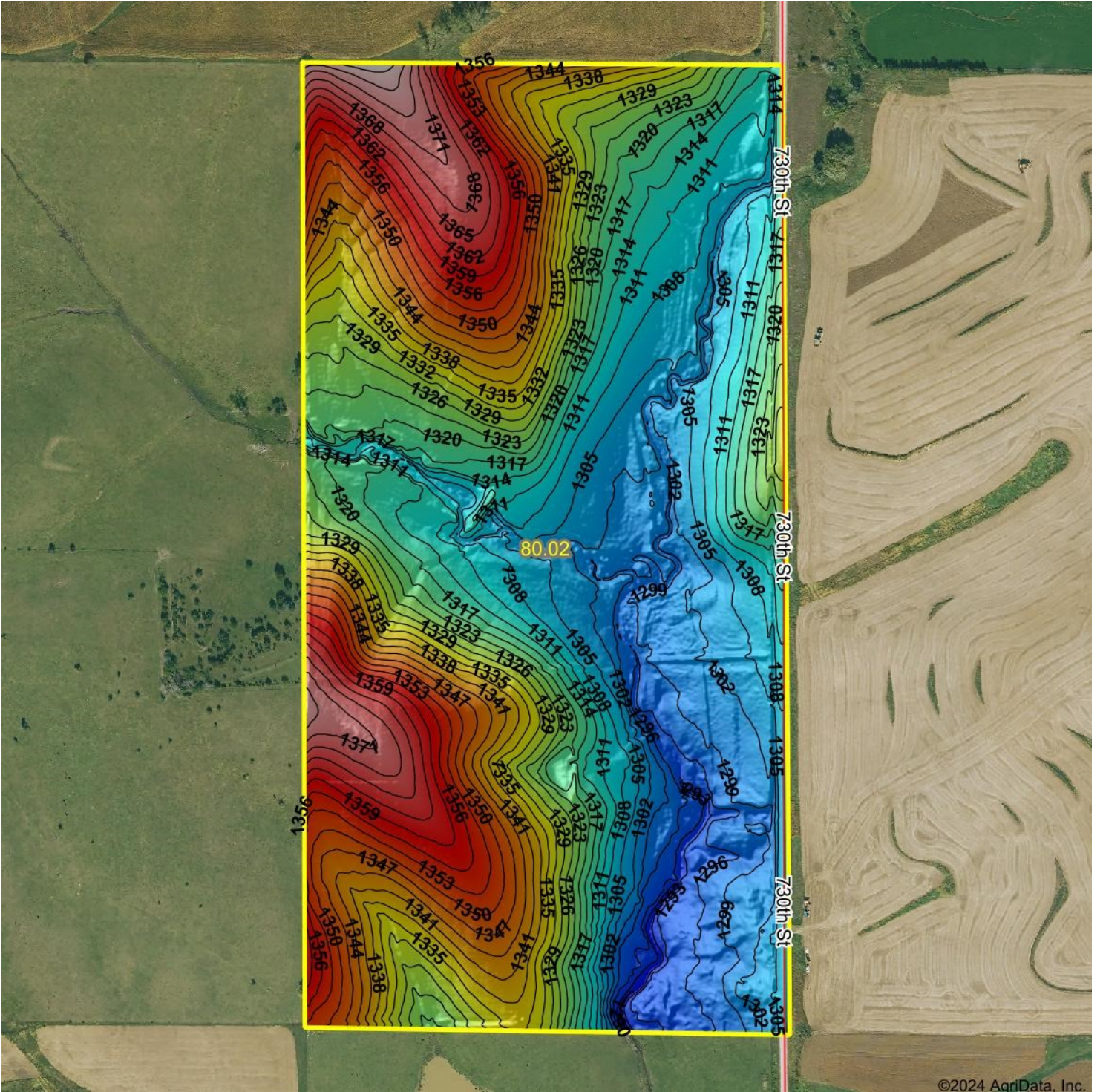
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