

LAND FOR SALE

HARRISON COUNTY IOWA

114.15 ACRES M/L

SECTION 23 - HARRISON TWP

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Directions: From the Dunlap Golf Course, Follow Ute Ave to farm approx 2 3/4 mi on the West side of Ute. Signs posted

INCOME AND RECREATION!

Brief Legal: E 1/2 SW 1/4 & SW 1/4 SE 1/4 exc.
Parcel A, 23-81-41, Harrison County, Iowa.

Discover 114.15 acres m/l in scenic Harrison County, Iowa, featuring 52.52 tillable acres ideal for agricultural income. This property also boasts a large, remote, stocked pond, perfect for recreational activities like fishing and boating. With its combination of fertile land and natural beauty, this versatile parcel offers excellent income potential while serving as a tranquil retreat for outdoor enthusiasts. Whether you're looking to farm, fish, or simply enjoy nature, this property is a rare find!

Taxes: \$2174 for 2023

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402-510-3276



Ed Spencer Real Estate

322 E. 7th St, Logan, IA 51546

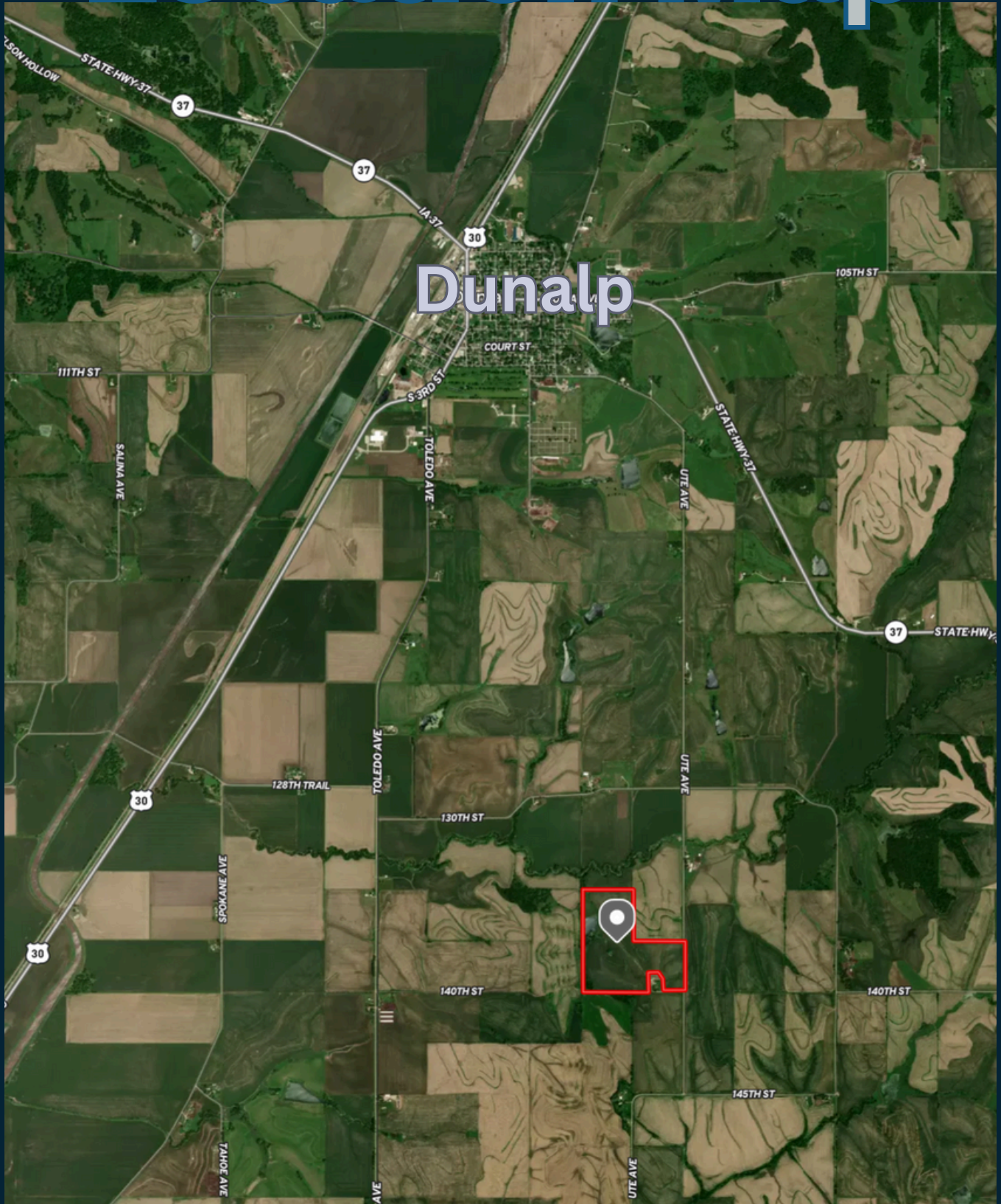
www.spencergroups.com

2025
POSSESSION

\$13,500/acre



Location Map



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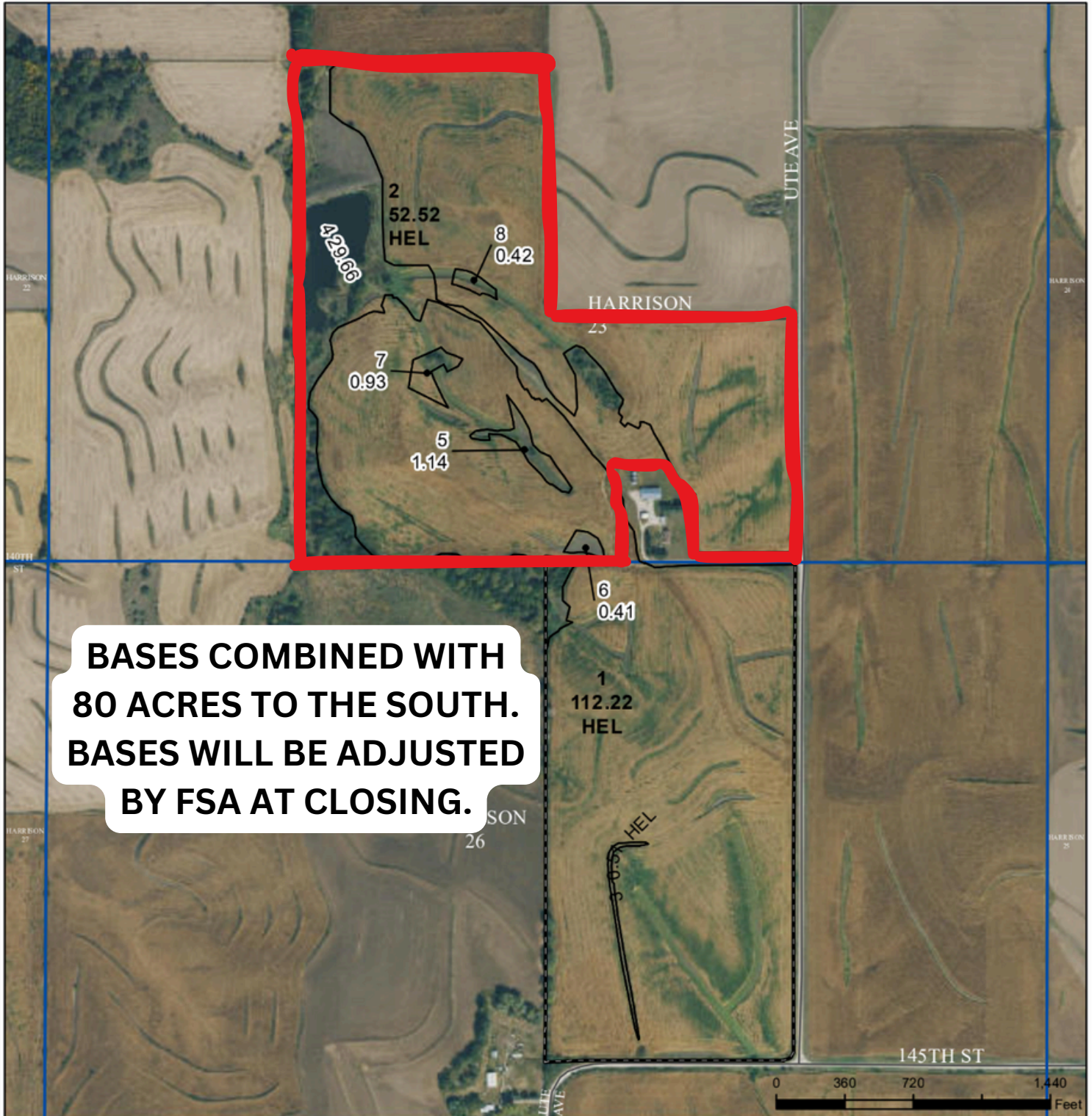
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FSA MAP



United States
Department of
Agriculture

Harrison County, Iowa



**BASES COMBINED WITH
80 ACRES TO THE SOUTH.
BASES WILL BE ADJUSTED
BY FSA AT CLOSING.**

Legend

- Non-Cropland
- Cropland
- CRP
- Tract Boundary
- Iowa PLSS
- Iowa Roads

Wetland Determination Identifiers

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

United States Department of Agriculture (USDA) ownership; rather it depicts the information provided by the user. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA Programs. Wetland identifiers do not represent boundaries and determinations or contact USDA for more information.

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2024 Program Year

Map Created April 23, 2024

Farm **6690**

Tract **5517**

does not represent a legal survey or reflect actual agency. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA Programs. Wetland identifiers do not represent boundaries and determinations or contact USDA for more information.

156EZ

IOWA
HARRISON



United States Department of Agriculture
Farm Service Agency

Form: FSA-156EZ

See Page 2 for non-discriminatory Statements.

Abbreviated 156 Farm Record

FARM : 6690

Prepared : 10/11/24 1:42 PM CST

Crop Year : 2025

Operator Name : DESMOND GRADY
CRP Contract Number(s) : None
Recon ID : 19-085-2014-43
Transferred From : None
ARCPLC G/I/F Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
197.81	165.25	165.25	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	165.25		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	69.26	0.00	133	0
Soybeans	26.04	0.00	42	0
TOTAL	95.30	0.00		

NOTES

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Tract Number : 5517

Description : S1/2 23 NE1/4 26 HARRISON
FSA Physical Location : IOWA/HARRISON
ANSI Physical Location : IOWA/HARRISON
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 : ROBERT JOSEPH KATZENBERGER HERITAGE TRUST
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
197.81	165.25	165.25	0.00	0.00	0.00	0.00	0.0

**BASES COMBINED WITH
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156EZ CONTINUED

IOWA
HARRISON
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 6690
Prepared : 10/11/24 1:42 PM CST
Crop Year : 2025

Tract 5517 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	165.25	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	69.26	0.00	133
Soybeans	26.04	0.00	42
TOTAL	95.30	0.00	

NOTES

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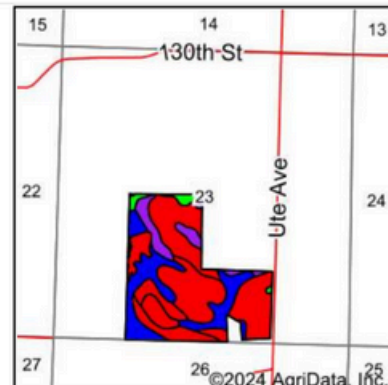
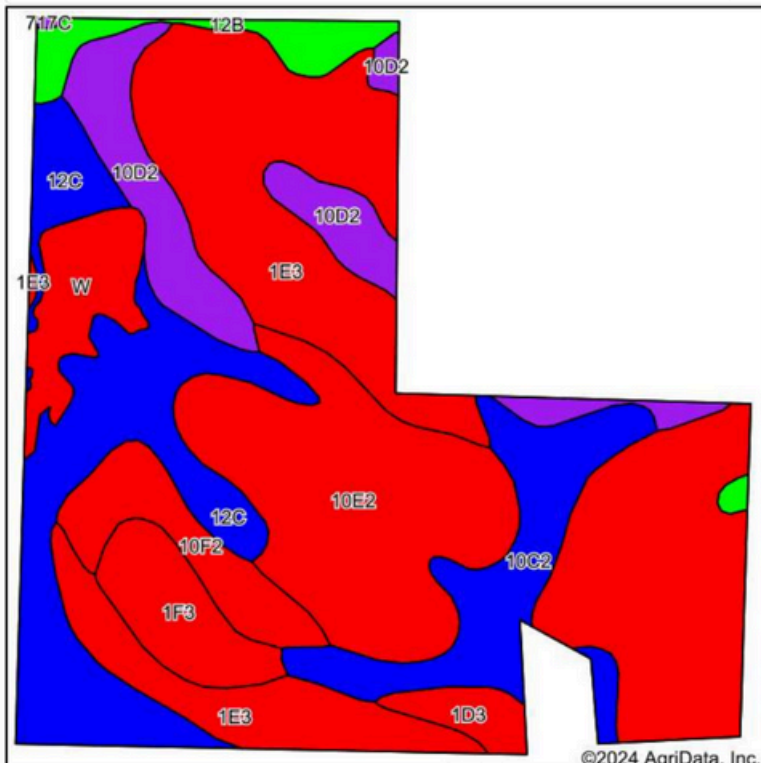
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SURETY CSR2

Soils Map



State: **Iowa**
 County: **Harrison**
 Location: **23-81N-41W**
 Township: **Harrison**
 Acres: **115.21**
 Date: **5/30/2024**

Maps Provided By:



surety
 CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

Area Symbol: IA085, Soil Area Version: 32

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	Irr Class *c	*i Corn Bu	*i Soybeans Bu	CSR2**	CSR	*n NCCPI Soybeans
1E3	Ida silt loam, 14 to 20 percent slopes, severely eroded	40.20	34.9%		Ive		97.6	28.3	18	30	54
10E2	Monona silt loam, 14 to 20 percent slopes, eroded	18.72	16.2%		Ive		153.6	44.5	45	43	63
12C	Napier silt loam, 5 to 9 percent slopes	17.16	14.9%		IIle		214.4	62.2	89	62	87
10D2	Monona silt loam, 9 to 14 percent slopes, eroded	9.67	8.4%		IIle		164.8	47.8	60	53	70
10C2	Monona silt loam, 5 to 9 percent slopes, eroded	9.60	8.3%		IIle		211.2	61.2	86	63	76
10F2	Monona silt loam, 20 to 30 percent slopes, eroded	5.20	4.5%		Vle		115.2	33.4	24	20	15
1F3	Ida silt loam, 20 to 30 percent slopes, severely eroded	4.81	4.2%		Vle		88.0	25.5	8	10	10
W	Water	4.68	4.1%				0.0	0.0	0	0	
12B	Napier silt loam, 2 to 5 percent slopes	3.27	2.8%		Ile		230.4	66.8	93	77	89
1D3	Ida silt loam, 9 to 14 percent slopes, severely eroded	1.83	1.6%		IIle		126.4	36.7	32	40	58
717C	Napier-Gullied land complex, 2 to 10 percent slopes	0.07	0.1%		IIle	IVe	88.0	25.5	55	5	10
Weighted Average					*-	*-	139.9	40.5	43.6	40.5	*n 58.8

Soils data provided by USDA and NRCS.



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