

TRACT 1 - 260.84 Taxable Acres M/L

Sections 3 and 4 Hazel Dell Township

Bidding Opens 1/5/2026 @ 10am - Bidding Closes 1/9/2026 @ 10am

Directions to the Farm: From Underwood Iowa, West on Mahogany Road (G30) to Road L34. North on Road L34 to Pinoak Road. West on Pinoak Road 2 miles, then North on 215th Street ¼ mile. Farm begins ¼ mile North of the intersection of 215th and Pinoak on the East side of the road.

Brief Legal: Part NWNE except E 520' S 320'; The NE ¼ except part SWNE all in Section 4 and the SW ¼ NW ¼ and part NW ¼ SW ¼ all in Section 3, Township 76, Range 43, Pottawattamie Co, Iowa. Tax Parcels: 764304200001; 764304200004; 764304400001; 764304200005; 764304400002; 764303100003; 764303300001.

FSA Info: 215.69 Cropland Acres

Farm# 3626 Tract 681: 122.29 FSA Cropland Acres

Farm# 4599 Tract 690: 93.40 FSA Cropland Acres

There are maintenance contracts with NRCS on this farm. Contact office for contract copies.

CSR2: Estimated 53.2 on tillable acres per Surety Maps

Taxes: \$7420.00



Method of Auction: 260.84 acres x the bid

Typical Pott Co Hill Farm, adequately terraced. Offer some timber draws which may be very appealing for hunting White Tail Deer and Turkey.

Spencer Groups, INC - 322 E. 7th St - Logan, IA 51546

712-644-2151 - office

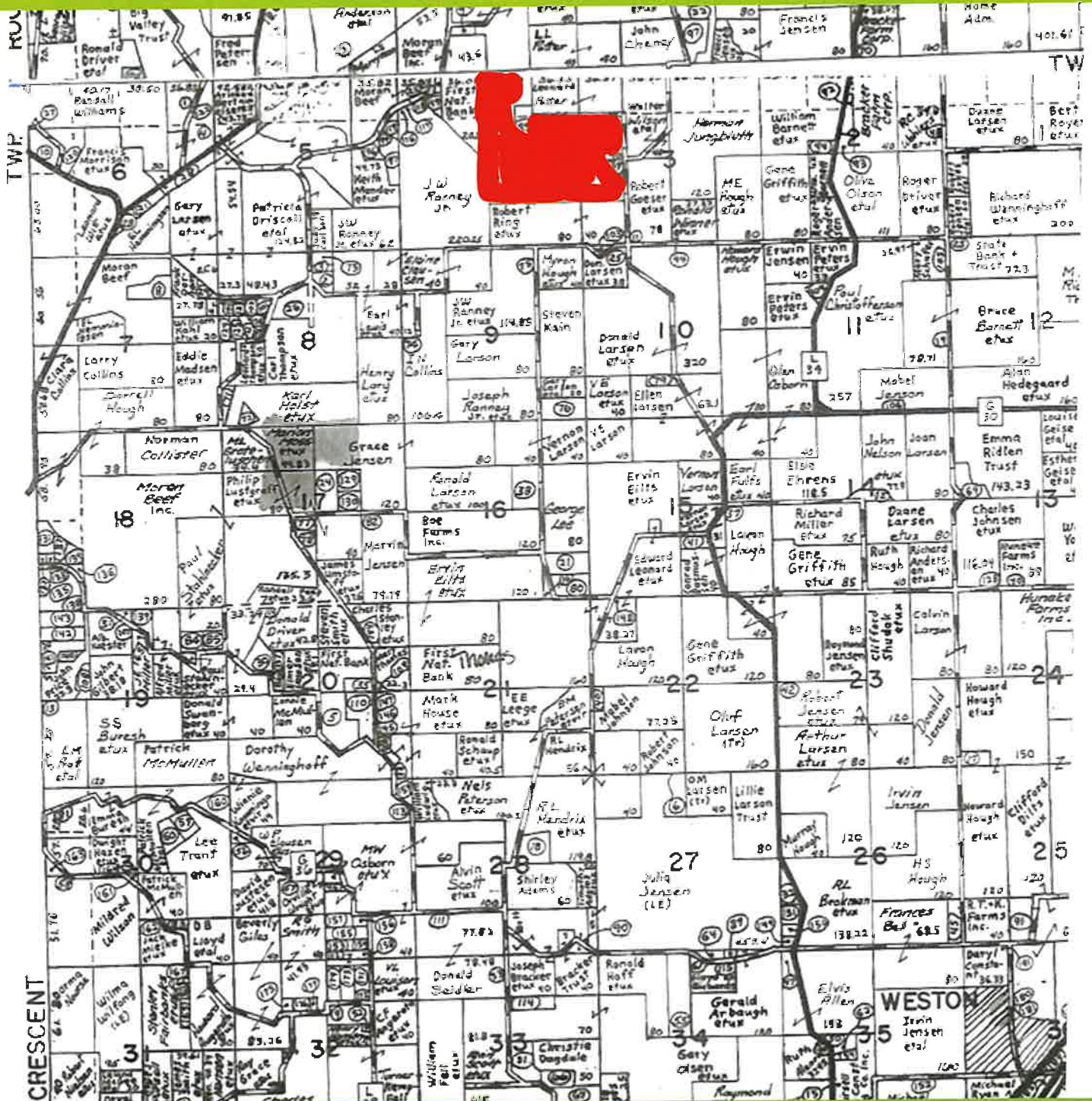
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TRACT 1 - Plat Map

260.84 Taxable Acres m/l



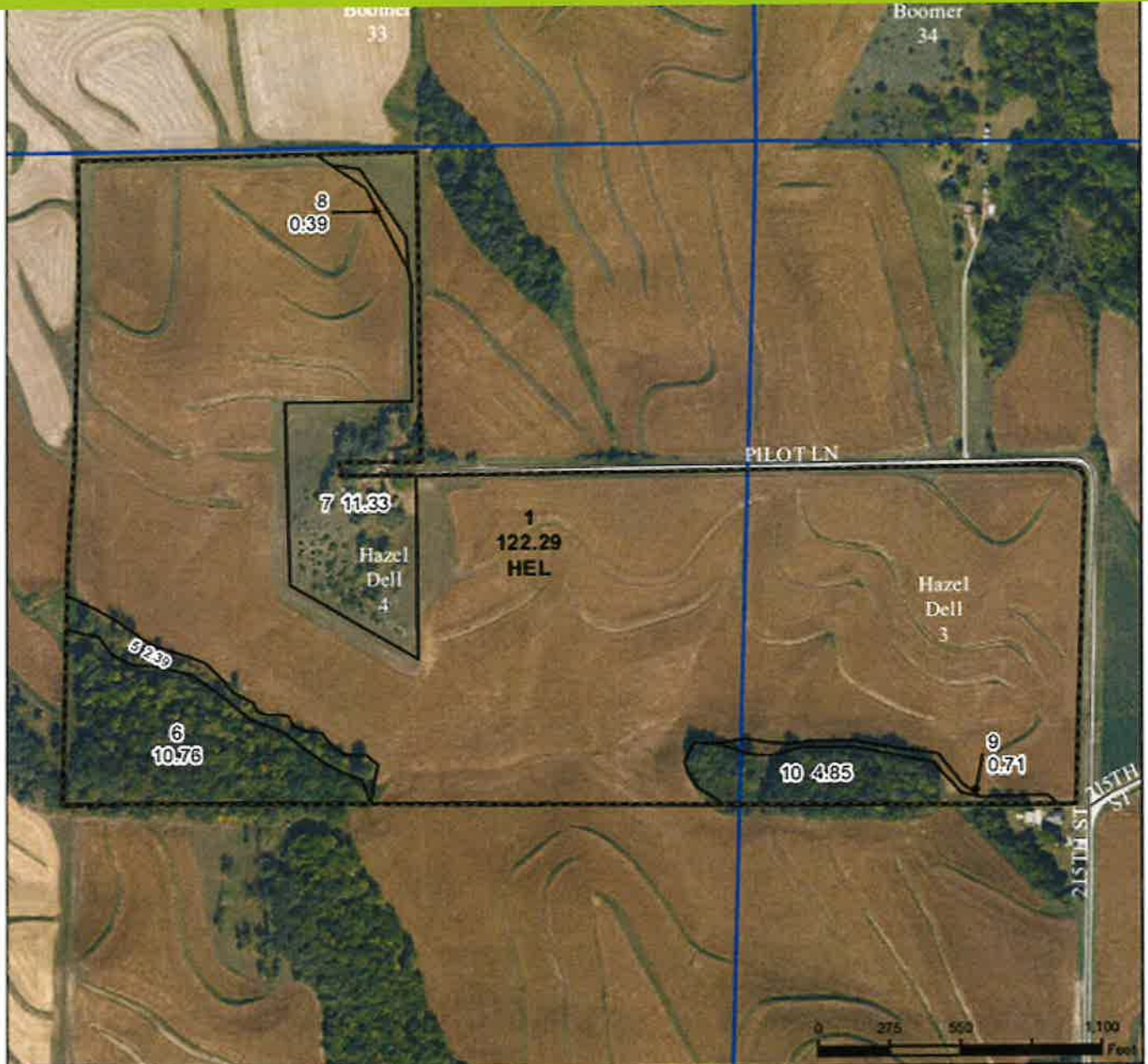
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TRACT 1 - FSA Info

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Legend

Non-Cropland	CRP	Use a PLSS
Cropland	Tract Boundary	Use a Road

Wetland Determination Identifiers

- Restricted Use
- Limited Restrictions
- Exempt from Conservation

2025 Program Year
Map Created April 17, 2025
Farm 3626
Tract 681

Tract Cropland Total: 122.29 acres

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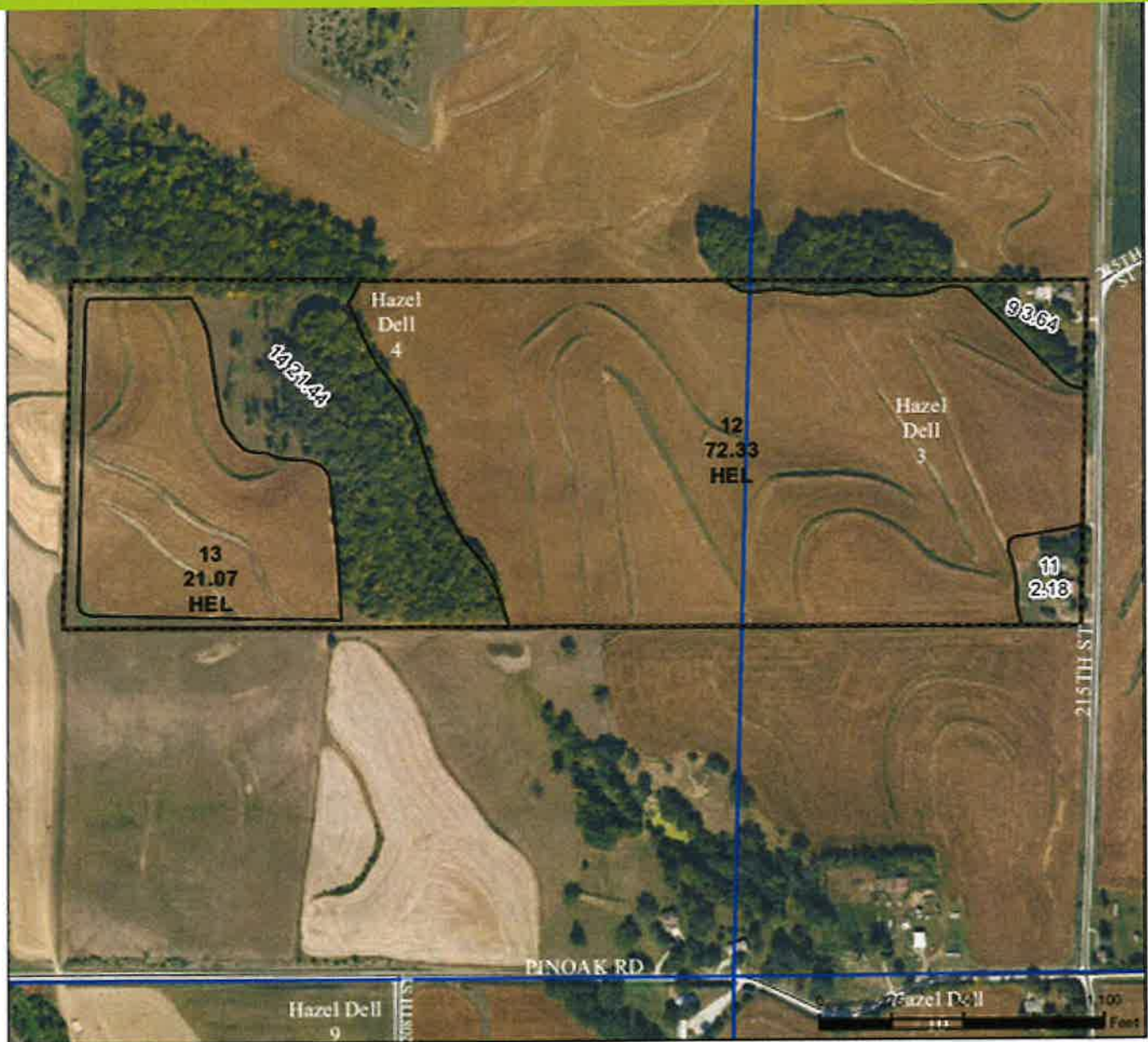
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TRACT 1 - FSA Info

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Legend

Non-Cropland CRP
Cropland Tract Boundary
Irrigation P1.35
Irrigation Roads

Wetland Determination Identifiers

- Restricted Use
- Limited Restrictions

Tract Cropland Total: 93.40 acres

2025 Program Year

Map Created March 26, 2025

Farm 4599

Tract 690

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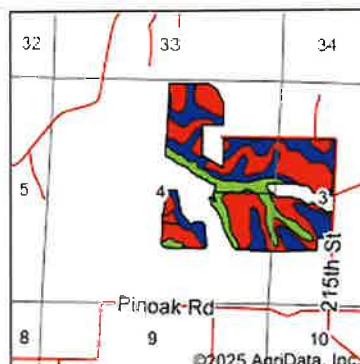
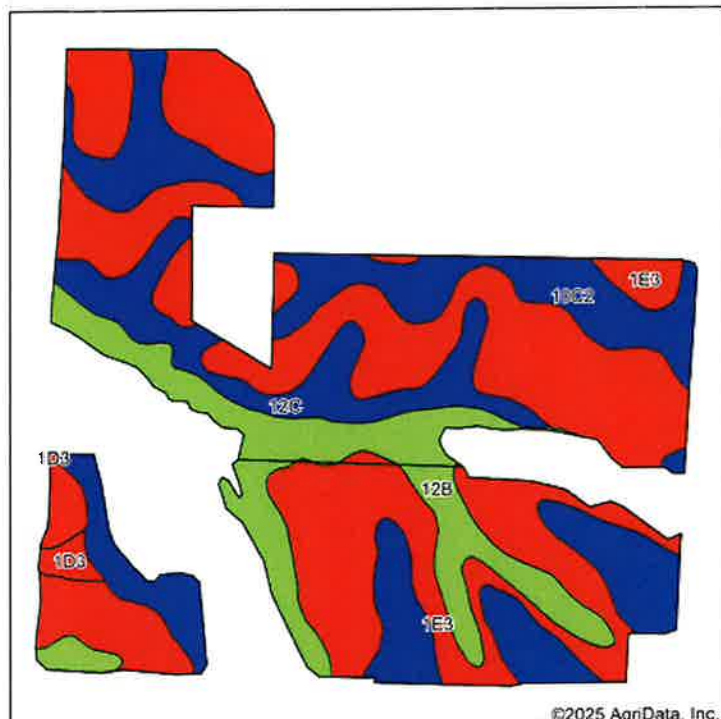
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TRACT 1 - Soil Map

260.84 Taxable Acres m/l

Soils Map



State: **Iowa**
County: **Pottawattamie**
Location: **4-76N-43W**
Township: **Hazel Dell**
Acres: **211.71**
Date: **10/24/2025**



Soils data provided by USDA and NRCS.

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Maps Provided By: **surety**
CUSTOMIZED ONLINE MAPPING
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Area Symbol: IA155, Soil Area Version: 31										
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	*i Corn Bu	*i Soybeans Bu	CSR2**	CSR	*n NCCPI Soybeans
1E3	Ia silt loam, 14 to 20 percent slopes, severely eroded	105.01	49.5%		IVe	97.6	28.3	18	30	54
10C2	Monona silt loam, 5 to 9 percent slopes, eroded	54.37	25.7%		IIIe	211.2	61.2	86	63	76
12B	Napier silt loam, 2 to 5 percent slopes	32.35	15.3%		Ile	230.4	66.8	93	77	89
12C	Napier silt loam, 5 to 9 percent slopes	18.33	8.7%		IIIe	214.4	62.2	89	62	87
10D3	Ia silt loam, 9 to 14 percent slopes, severely eroded	1.65	0.8%		IIIe	126.4	36.7	32	40	58
Weighted Average						3.34	157.4	45.6	53.2	*n 67.9

**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.

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

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