

TRACT 2 - 75.05 Taxable Acres M/L

Section 32 Boomer & Section 5 Hazel Dell Township

Bidding Opens 1/5/2026 @ 10am - Bidding Closes 1/9/2026 @ 11am

Directions to the Farm: From Crescent Iowa, North on Old Lincoln Highway to Coldwater Ave. East on Coldwater Ave approximately 1 ½ miles to the farm. Farm is located on the east side of Coldwater, and south of Tract 3.

Brief Legal: Hazel Dell Township Section 5 NW E. of Creek and NW NE NW of ditch, and Boomer Twp Section 32 part SESW and part West of creek in SWSE, Pottawattamie County, Iowa. Tax Parcels: 774332300012; 764305100003; 774332400004; 764305200001



FSA Info: 73.5 Cropland Acres

Farm# 5596 Tract: 352

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

CSR2: Estimated 67.8 on tillable acres per Surety Maps

Taxes: \$2698.00

Method of Auction: 75.05 acres x the bid

Highly attractive tract of land with an average CSR2 rating of 67.8, approximately 53 acres of flat bottomland. McPaul, Napier, small amount of Ida. Excellent Coldwater Ave location. Close proximity to Crescent, Minutes to Mormon Bridge and North Omaha. Anyone would consider it a privilege to own this tract of land.

This parcel of land could accommodate 5 houses, with more available with minor subdivision platting.

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

712-644-2151 - office

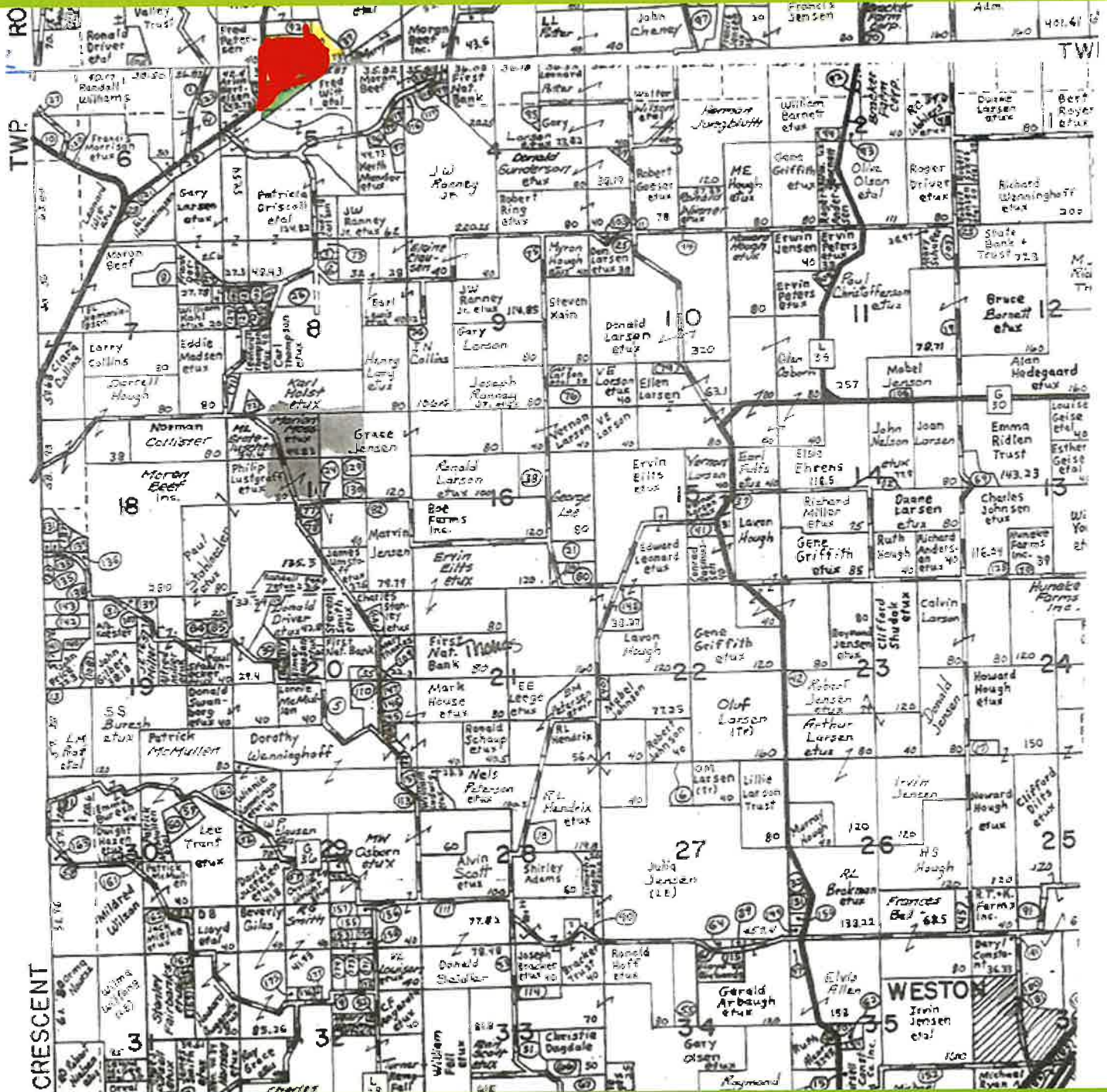
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TRACT 2 - Plat Map

75.05 Taxable Acres m/l



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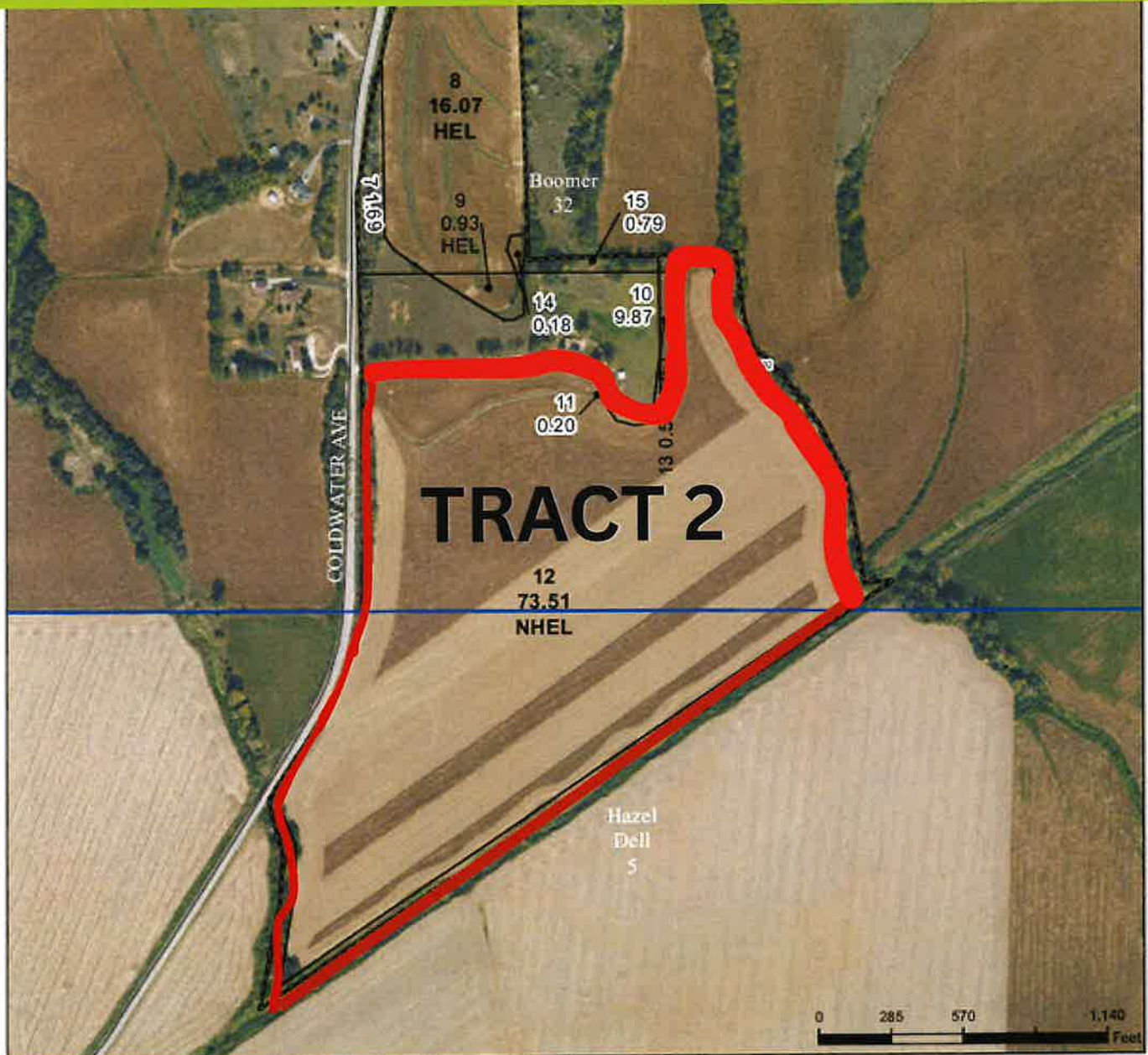
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TRACT 2 - FSA Info

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Legend

Non-Cropland CRP Iowa PLSS
Cropland Tract Boundary Iowa Roads

Wetland Determination Identifiers

● Restricted Use
▲ Limited Restrictions
Exempt from Conservation

Tract Cropland Total: 91.04 acres

2025 Program Year

Map Created April 17, 2025

Farm 5596

Tract 352



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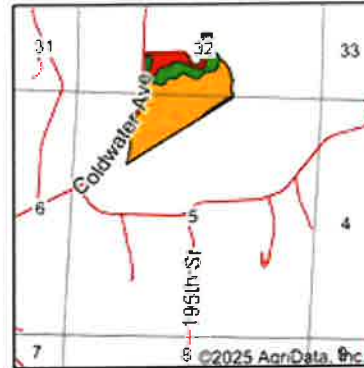
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TRACT 2 - Soil Map

75.05 Taxable Acres m/l

Soils Map



State: Iowa
County: Pottawattamie
Location: 5-76N-43W
Township: Boomer
Acres: 74.04
Date: 7/16/2025



Soils data provided by USDA and NRCS.

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Area Symbol: IA155, Soil Area Version: 30												
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	
70	McPaul silt loam, 0 to 2 percent slopes	53.55	72.4%		1ft.	lw	195.2	56.6	71	78	86	
128	Napier silt loam, 2 to 5 percent slopes	11.29	15.2%		> 6.5ft.	lte	230.4	66.8	93	77	89	
1E3	Ida silt loam, 14 to 20 percent slopes, severely eroded	8.25	11.1%		> 6.5ft.	IVe	97.6	28.3	18	30	54	
W	Water	0.74	1.0%		> 6.5ft.		0.0	0.0	0	0		
12C	Napier silt loam, 5 to 9 percent slopes	0.21	0.3%		> 6.5ft.	lte	214.4	62.2	89	62	87	
Weighted Average							*- 187.8	54.5	67.8	71.7	*n 82	

**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

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

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