

TRACT 4 - 162.11 Taxable Acres M/L

Sections 5, 6, 7 & 8 Hazel Dell Township

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

Directions to the Farm: From Crescent Iowa, North on Old Lincoln Highway to Coldwater Ave. East on Coldwater Ave approximately ¼ miles to Cougar Ave. Farm is located south of the slight curve at the beginning of Cougar Ave.

Brief legal: W 900' SW ¼ Section 5; Part E ½ SE ¼ Section 6; the NE ¼ NE ¼ NE of Road exc 414.37 Section 7. And Parcel A NW ¼ NW ¼ Section 8, all in Township 76, Range 43, Pottawattamie County, Iowa. Tax Parcels: 764306400008; 764306400014; 764307200004; 764305300001; 764308100001

FSA Info: 119.42 Cropland Acres

Balance in Pasture

Farm# 6223 Tract: 3378

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

CSR2: Estimated at 57.6 on tillable acres per Surety Maps

Taxes: \$4320



Method of Auction: 162.11 acres x the bid

Very appealing tract of farmland with some pasture in Southern part of property. Northern and Eastern parts of property are excellent quality. 119.42 tillable acres balanced with timbered pasture. Tillable acres located on Cougar Ave, a short distance off Coldwater Ave. Approx. 1 ½ mile south of Tract 2. The bottomland portion of property consists of CSR ratings ranging from 71 to 93. Hill portion is well terraced. Pastureland on South part of property is accessible by Monroe Lane which dead ends into the property. Located close to Crescent, the Mormon Bridge and North Omaha.

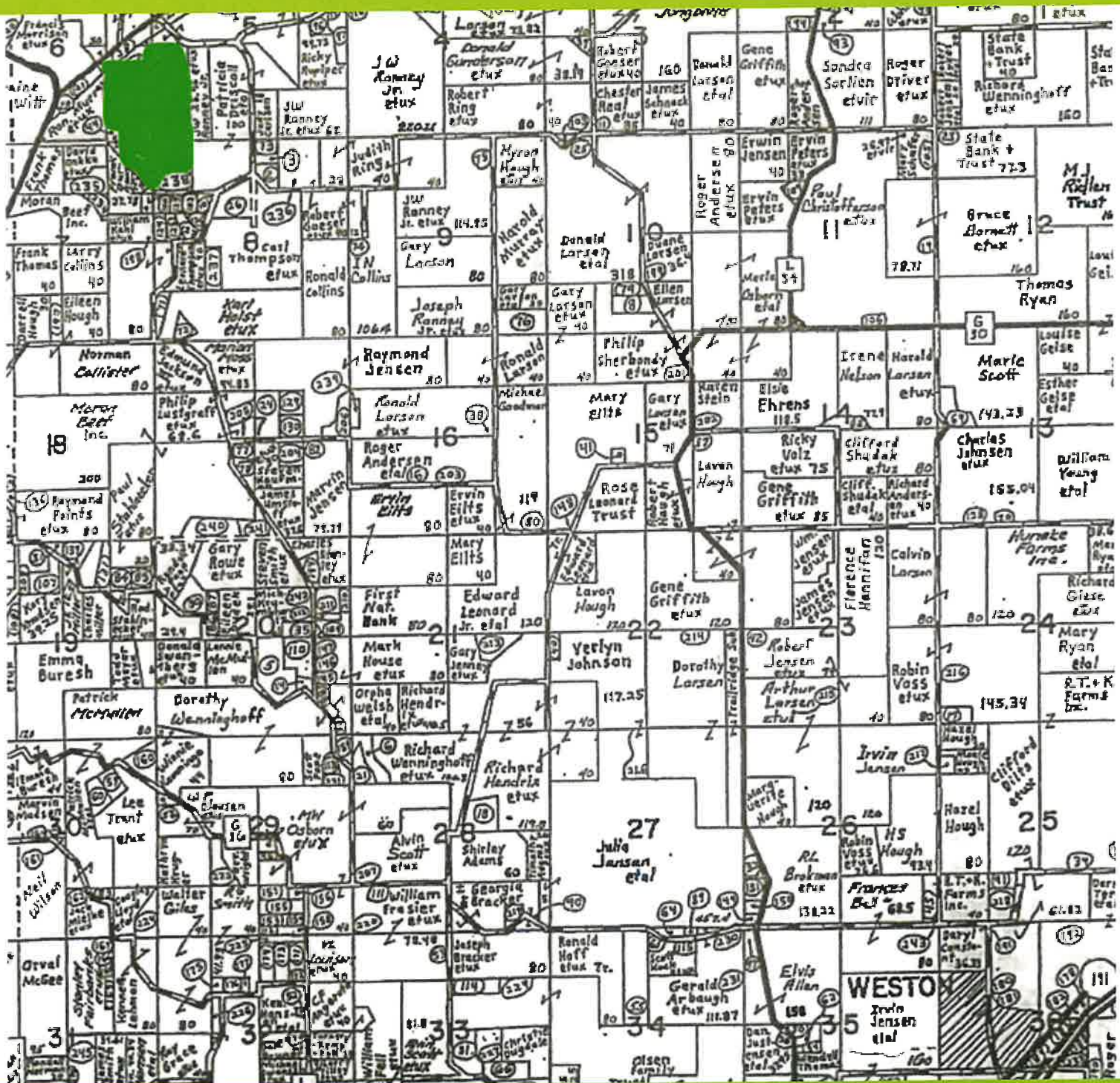
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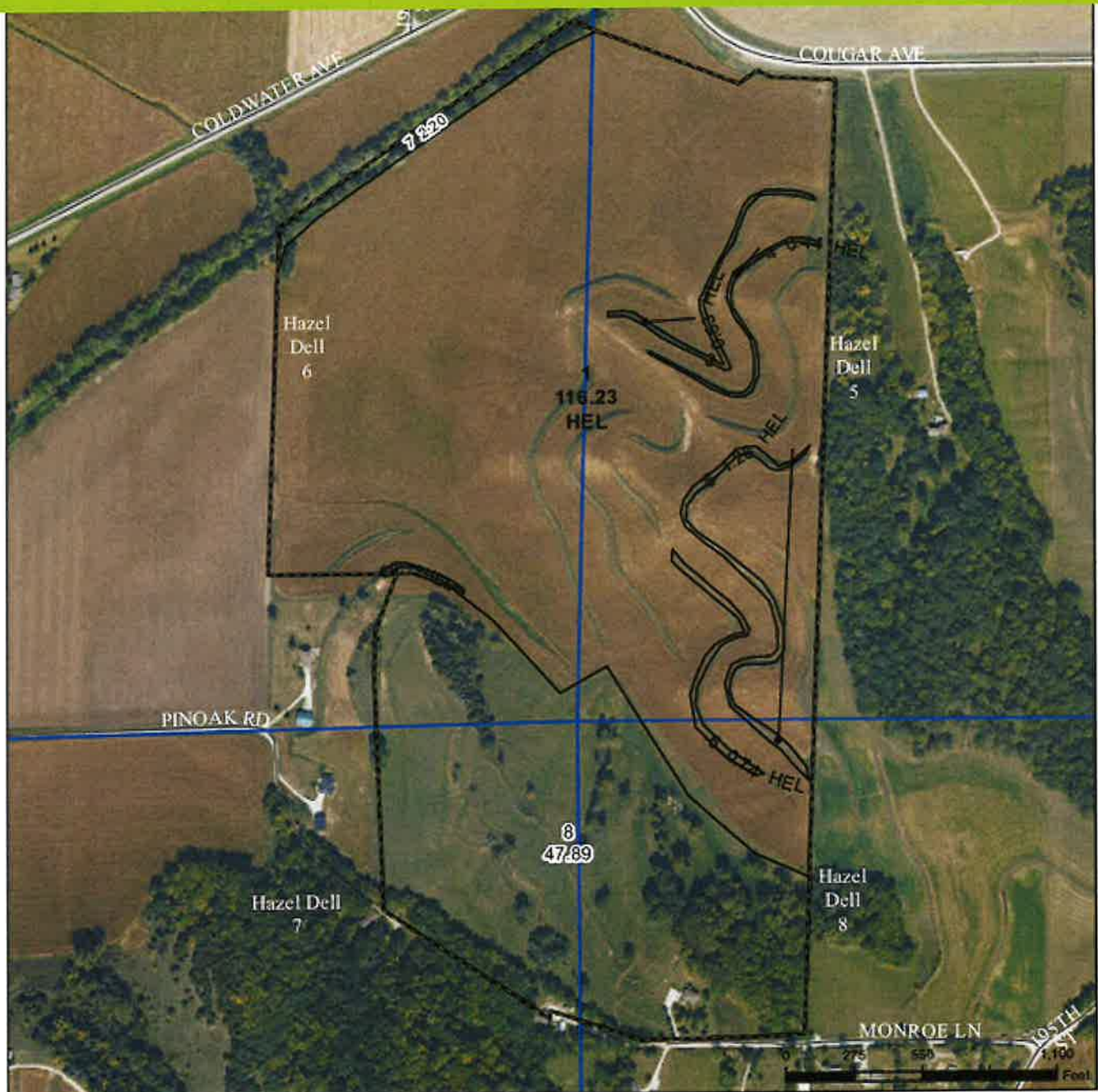
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TRACT 4 - FSA Info

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Legend

Non-Cropland CRP Iowa PLSS
Cropland Tract Boundary Iowa Roads

Wetland Determination Identifiers

● Restricted Use
▼ Limited Restrictions

2025 Program Year

Map Created April 17, 2025

Farm 6323

Tract 3378

Tract Cropland Total: 119.42 acres

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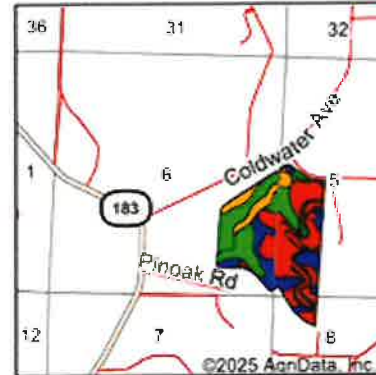
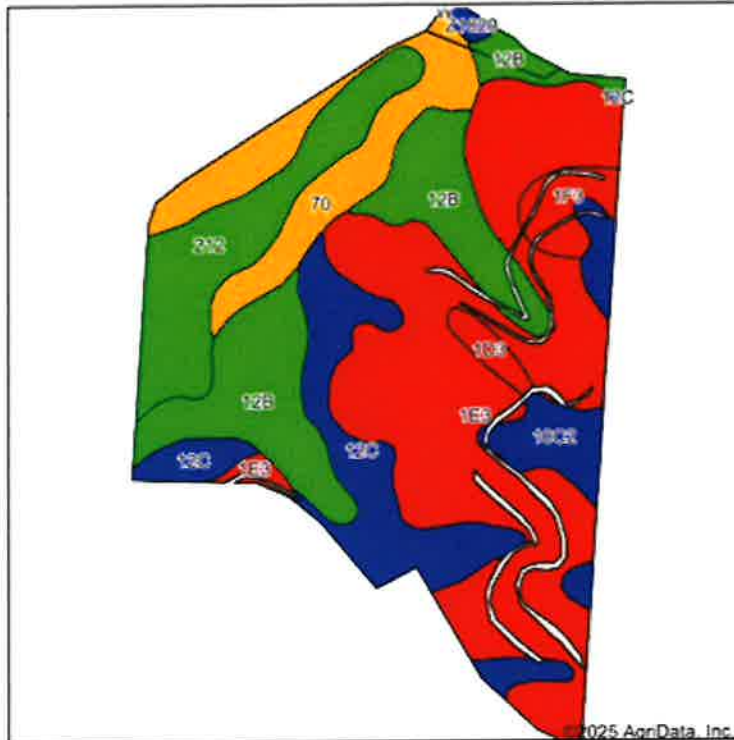
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TRACT 4 - Soil Map

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Soils Map



State: Iowa
County: Pottawattamie
Location: 6-76N-43W
Township: Hazel Dell
Acres: 118.05
Date: 7/16/2025

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

Area Symbol: IA155, Soil Area Version: 30											
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Water Table	Non-Irr Class *c	*1 Corn Bu	*1 Soybeans Bu	CSR2**	CSR	*n NCCPI Soybeans
1E3	Ida silt loam, 14 to 20 percent slopes, severely eroded	45.57	38.7%		> 6.5ft.	IVe	97.6	28.3	18	30	54
12B	Napier silt loam, 2 to 5 percent slopes	20.50	17.4%		> 6.5ft.	Ite	230.4	66.8	93	77	89
12C	Napier silt loam, 5 to 9 percent slopes	15.11	12.8%		> 6.5ft.	IIte	214.4	62.2	89	62	87
212	Kennebec silt loam, 0 to 2 percent slopes, occasionally flooded	13.08	11.1%		4ft.	Iw	228.8	66.4	91	86	93
70	McPaul silt loam, 0 to 2 percent slopes	12.90	10.9%		1ft.	Iw	195.2	56.6	71	78	86
10C2	Monona silt loam, 5 to 9 percent slopes, eroded	5.95	5.0%		> 6.5ft.	IIte	211.2	61.2	86	63	76
1F3	Ida silt loam, 20 to 30 percent slopes, severely eroded	2.97	2.5%		> 6.5ft.	VIe	88.0	25.5	8	10	10
103	Ida silt loam, 9 to 14 percent slopes, severely eroded	1.44	1.2%		> 6.5ft.	IIte	126.4	36.7	32	40	58
21820	Dockery-Quiver silt loams, deep loess, 0 to 2 percent slopes, occasionally flooded	0.52	0.4%		1ft.	IIw			87		92
Weighted Average						2.84	166.2	48.2	57.6	-	*n 72.3

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

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