

TRACT 8 - 153.2 Taxable Acres M/L

Section 27 York Township

Bidding Opens 1/12/2026 @ 10am - Bidding Closes 1/16/2026 @ 10am

Directions to the Farm: From the North edge of McClelland, Iowa, East on Idlewood Road 4 miles, then North on 330th Street 1 mile. Farm is located on the East side of 330th Street and bordered by Juniper Road on the South.

Brief Legal: The East $\frac{1}{2}$ SW $\frac{1}{4}$ the NW $\frac{1}{4}$ SW $\frac{1}{4}$ and part SW $\frac{1}{4}$ SW $\frac{1}{4}$, Section 27, York Township, Pottawattamie County, Iowa. Tax Parcels 764127300001; 764127300007; 764127300002; 764127300005

SA Info: 152.74 Cropland Acres

Farm#: 4599 Tract#: 287

Note - Regional water purchased less than 1 acre from the Southwest corner of the farm.

SA maps have not been updated to reflect purchase to date.

SR2: Estimated 66.8 per Surety Maps

Taxes: \$5,442.00

Method of Auction: 153.2 acres x the bid



Located in York Township, this is a very appealing farm and an absolutely outstanding addition to any current farming operation!

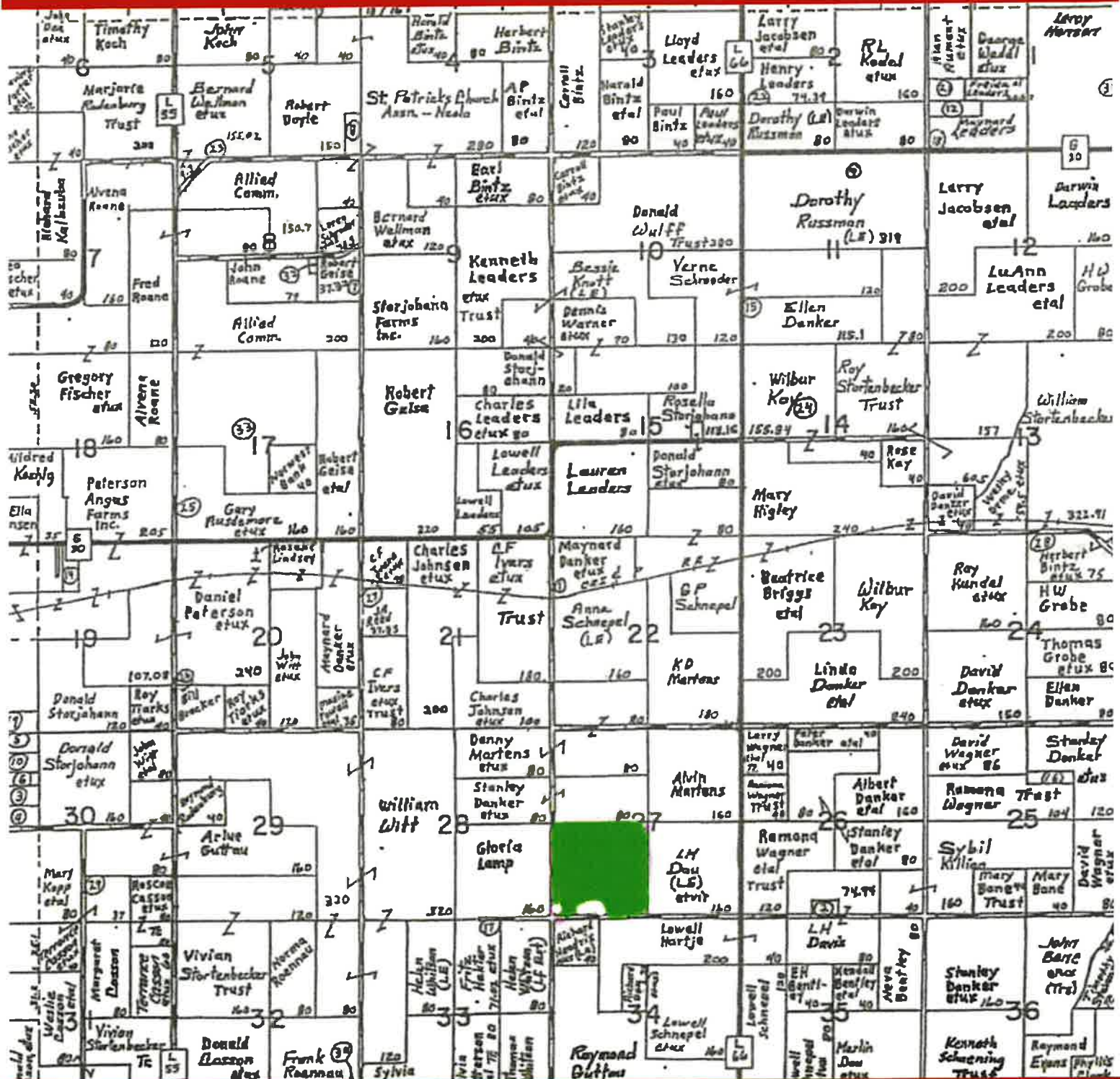
Spencer Groups, INC - 322 E. 7th St - Logan, IA 51546

712-644-2151- office

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TRACT 8 - Plat Map

153.2 Taxable Acres M/L



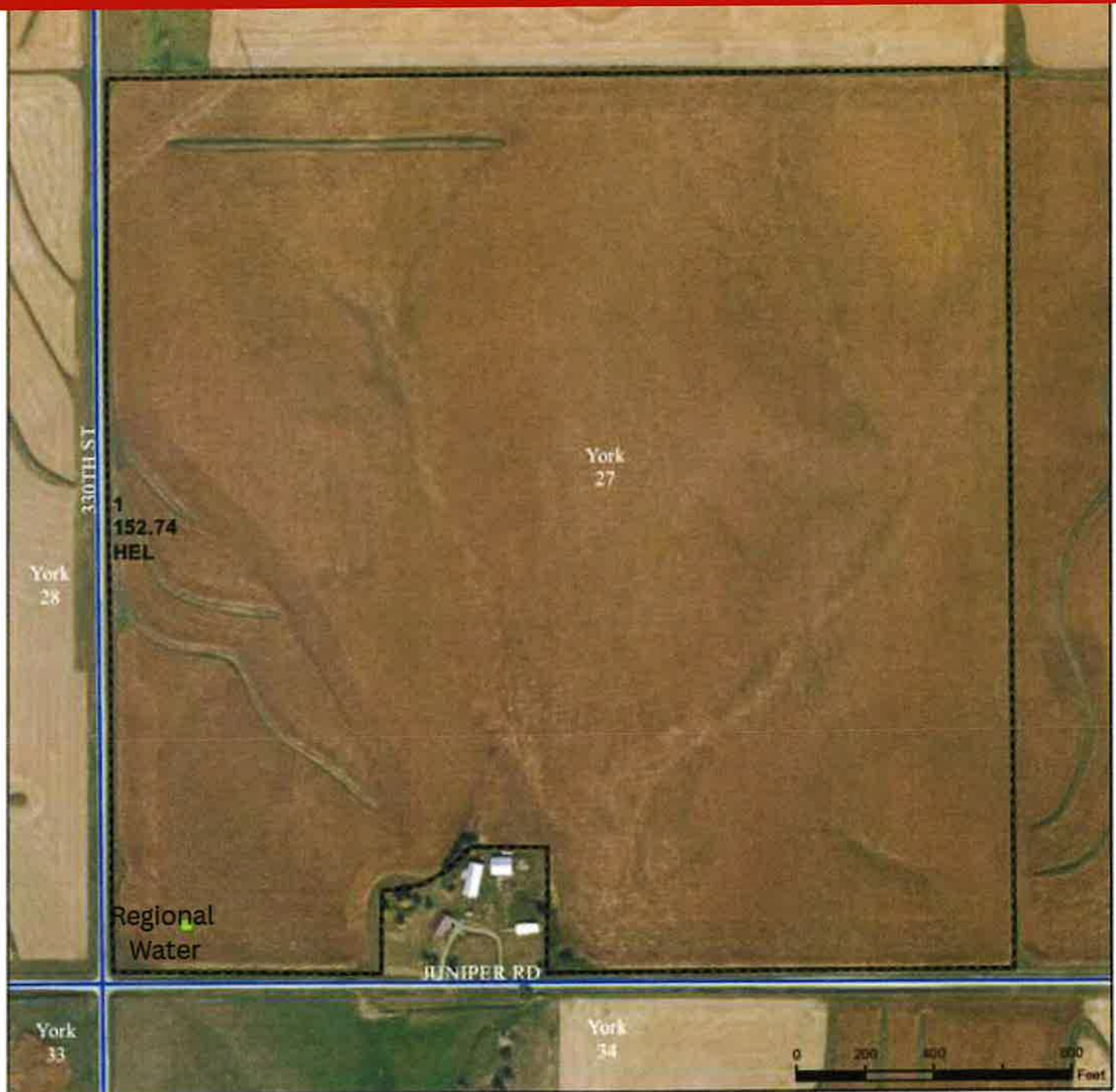
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TRACT 8 - FSA Info

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Legend



Wetland Determination Identifiers

- Restricted Use
- ▼ Limited Restrictions

Tract Cropland Total: 152.74 acres

2025 Program Year

Map Created March 26, 2025

Farm 4599

Tract 287

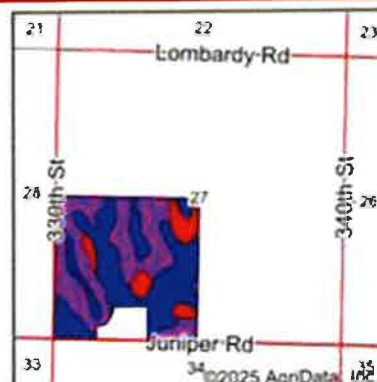
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TRACT 8 - Soil Map

153.2 Taxable Acres M/L



State: **Iowa**
 County: **Pottawattamie**
 Location: **27-76N-41W**
 Township: **York**
 Acres: **144.95**
 Date: **7/16/2025**

Map Provided By



surety
 CUSTOMER ONLINE MAPS

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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	*i Corn Bu	*i Soybeans Bu	CSR2**	CSR	*n NCCPI Soybeans	
10D2	Monona silt loam, 9 to 14 percent slopes, eroded	64.90	44.8%		> 6.5ft.	IIIe	177.6	51.5	60	53	70	
11B	Ackmore-Colo-Judson complex, 0 to 5 percent slopes	52.35	36.1%		1ft.	IIw	200.0	58.0	81	63	79	
10D3	Ida silt loam, 9 to 14 percent slopes, severely eroded	12.70	8.8%		> 6.5ft.	IIIe	126.4	36.7	32	40	58	
10C2	Monona silt loam, 5 to 9 percent slopes, eroded	12.51	8.6%		> 6.5ft.	IIIe	211.2	61.2	86	63	76	
22D3	Dow silt loam, 9 to 14 percent slopes, severely eroded	2.38	1.6%		> 6.5ft.	IIIe	126.4	36.7	26	37	58	
9B	Marshall silty clay loam, 2 to 5 percent slopes	0.11	0.1%		> 6.5ft.	IIe	232.0	67.3	95	83	77	
Weighted Average							2.64	183.3	53.2	66.8	56.1	*n 72.5

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

*i Yield data provided by the ISPAJD 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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