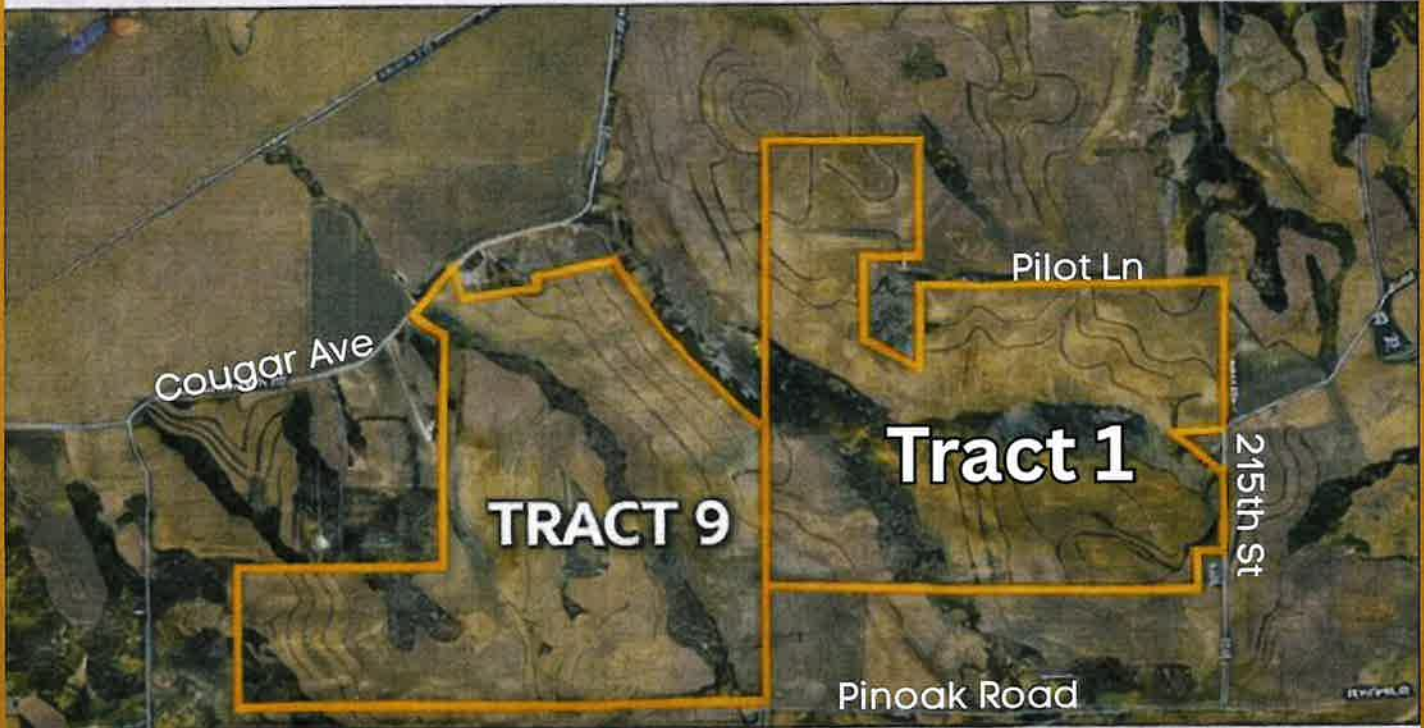


TRACTS 1 & 9

544.3 TAXABLE ACRES M/L

Crescent - Underwood, IA



May be purchased individually or as a package for \$9250/acre



- Tract 1 - 260.84 acres m/l
- Tract 9 - 283.46 acres m/l

Package Priced @ **\$5,034,775**

- Tillable Acres: 451.72

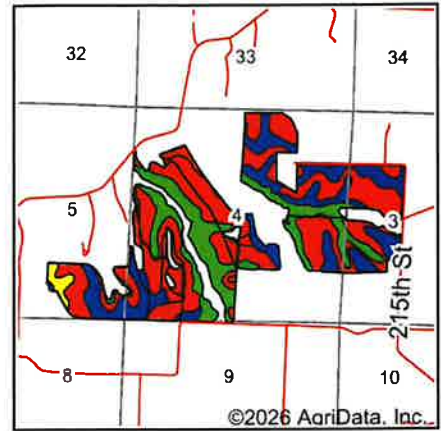
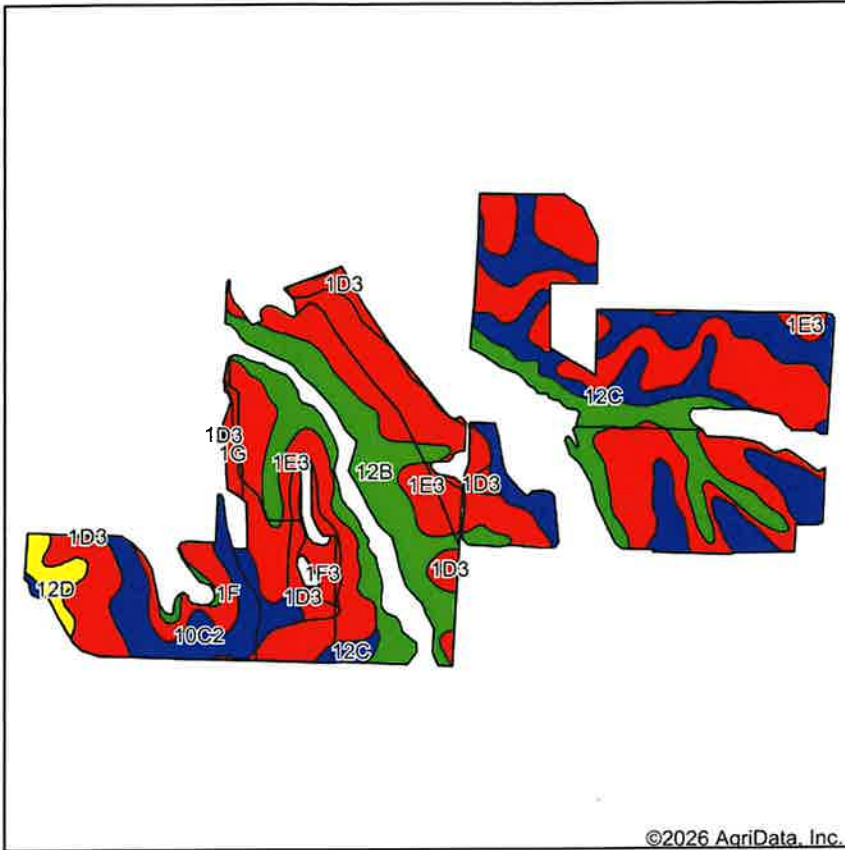
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712-644-2151

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Ed Spencer, Broker 402-510-3276

Soils Map



State: **Iowa**
 County: **Pottawattamie**
 Location: **4-76N-43W**
 Township: **Hazel Dell**
 Acres: **446.12**
 Date: **2/9/2026**

Maps Provided By

 CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

Area Symbol: IA155, Soil Area Version: 31

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	*j Corn Bu	*j Soybeans Bu	CSR2**	CSR	Alfalfa hay Tons	Caucasian bluestem Tons	Common bermudagrass Tons	Orchardgrass red clover Tons	Tall fescue Tons	Warm season grasses Tons
1E3	Ida silt loam, 14 to 20 percent slopes, severely eroded	192.87	43.1%		Ive	97.6	28.3	18	30						
12B	Napier silt loam, 2 to 5 percent slopes	92.66	20.8%		Ile	230.4	66.8	93	77						
10C2	Monona silt loam, 5 to 9 percent slopes, eroded	82.80	18.6%		IIle	211.2	61.2	86	63						
12C	Napier silt loam, 5 to 9 percent slopes	21.99	4.9%		IIle	214.4	62.2	89	62						
1F3	Ida silt loam, 20 to 30 percent slopes, severely eroded	21.85	4.9%		VIe	88.0	25.5	8	10						

Soils data provided by USDA and NRCS.

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	*i Corn Bu	*i Soybeans Bu	CSR2**	CSR	Alfalfa hay Tons	Caucasian bluestem Tons	Common bermudagrass Tons	Orchardgrass red clover Tons	Tall fescue Tons	Warm season grasses Tons
1D3	Ida silt loam, 9 to 14 percent slopes, severely eroded	13.44	3.0%		IIle	126.4	36.7	32	40						
1F	Ida silt loam, 20 to 30 percent slopes	10.51	2.4%		VIle	88.0	25.5	7	15	1	1	1	1	1	
12D	Napier silt loam, 9 to 14 percent slopes	7.00	1.6%		IIle	177.6	51.5	62	55						
1G	Ida silt loam, 30 to 40 percent slopes	3.00	0.7%		VIle	88.0	25.5	6	5						
Weighted Average						3.47	153.4	44.5	50	46.7	*-	*-	*-	*-	*-

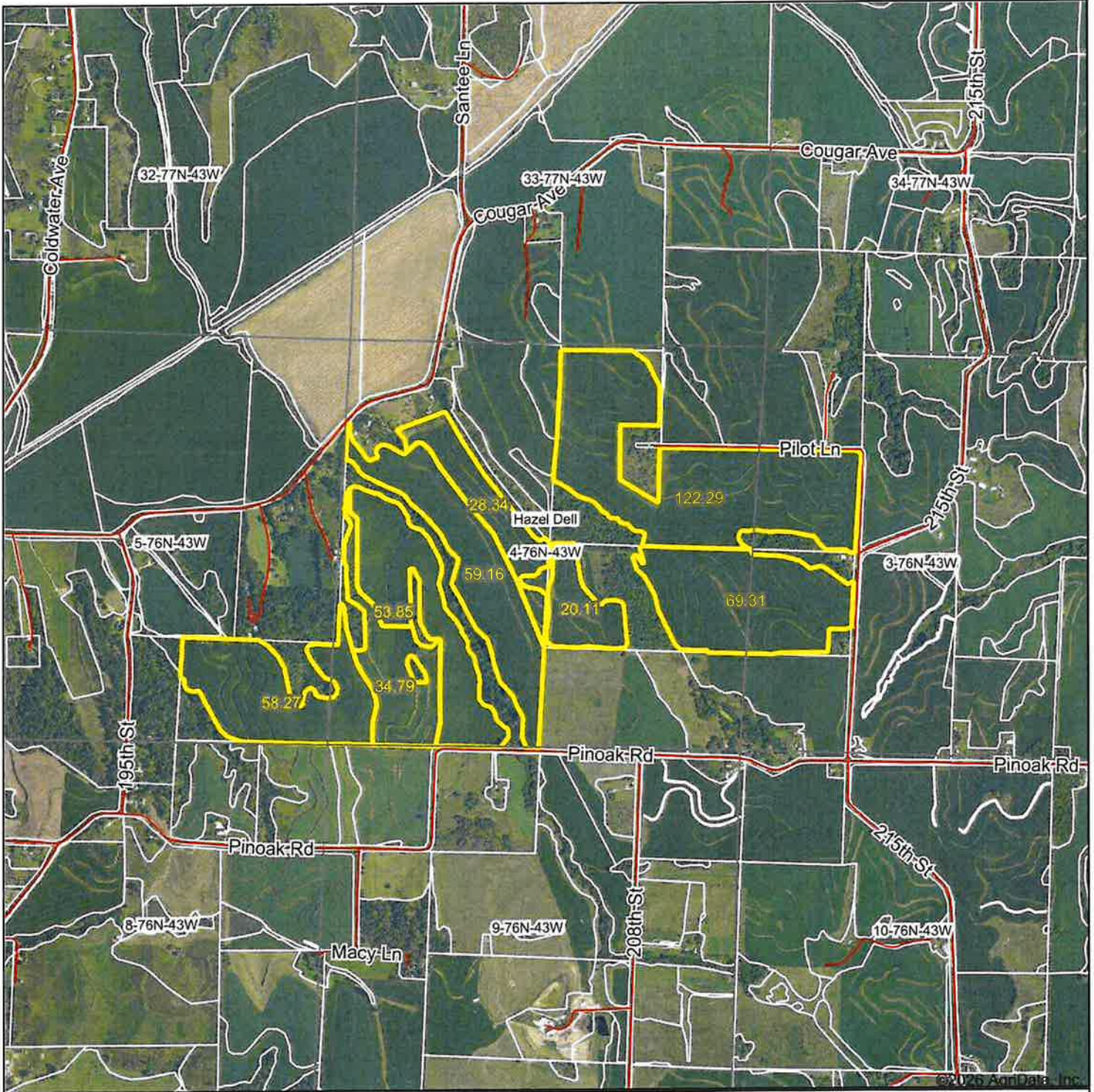
**IA has updated the CSR values for each county to CSR2.

*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

Aerial Map



Boundary Center: 41° 24' 44.98, -95° 47' 42.39

0ft 1991ft 3981ft

4-76N-43W
Pottawattamie County
Iowa



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2/9/2026

Field borders provided by Farm Service Agency as of 5/21/2008.

TRACT 1 - 260.84 Taxable Acres M/L

Sections 3 and 4 Hazel Dell Township

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



Classic Pottawattamie County hill farm with well-executed terracing. Includes several timber draws that could prove highly attractive for hunting whitetail deer and turkey.

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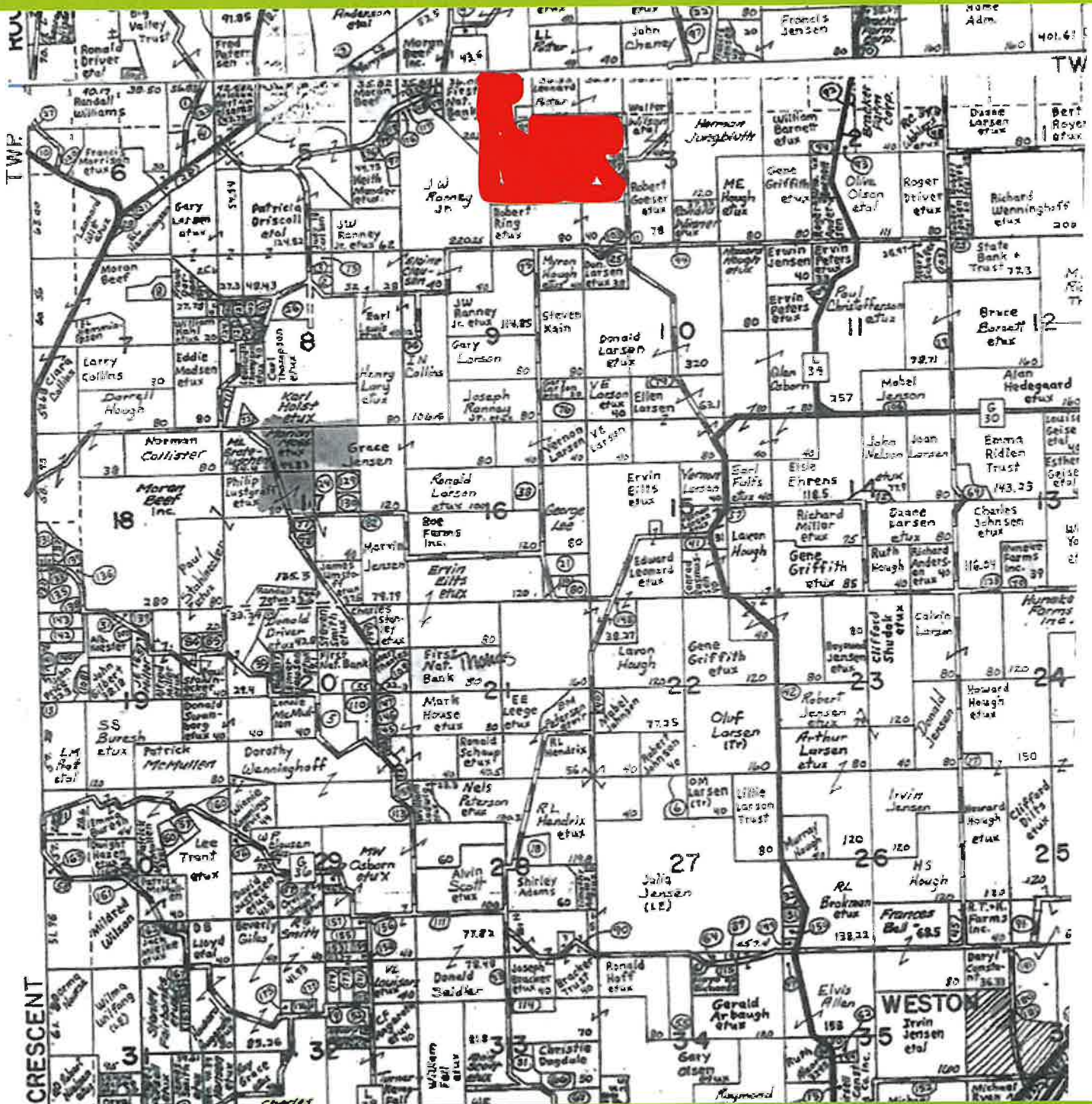
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TRACT 1 - Plat Map

260.84 Taxable Acres m/l



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TRACT 1 - FSA Info

260.84 Taxable Acres m/l



- Legend**
- Non-Cropland
 - CRP
 - Irrig PL 54
 - Cropland
 - Tract Boundary
 - Road Right
- Wetland Determination Identifiers**
- Restricted Use
 - ▼ Limited Restrictions
 - Exempt from Certification

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

Tract Cropland Total: 122.29 acres

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

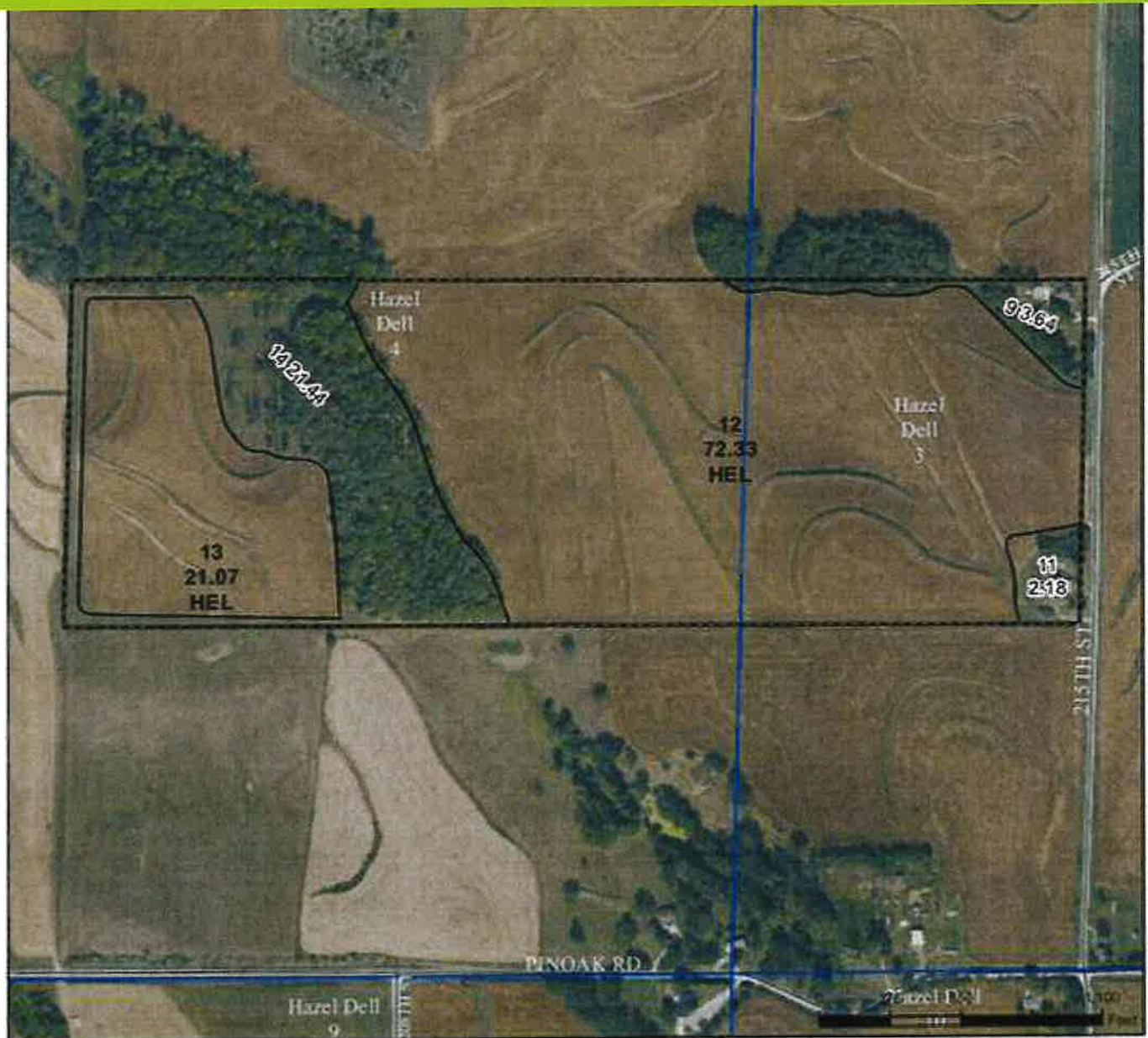
712-644-2151 - office

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TRACT 1 - FSA Info

260.84 Taxable Acres m/l



Legend

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

Wetland Determination Identifiers

- Restricted Use
- Limited Restrictions
- Exempt from Classification

Tract Cropland Total: 93.40 acres

2025 Program Year

Map Created March 26, 2025

Farm 4599

Tract 690



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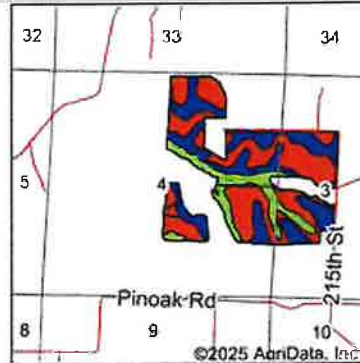
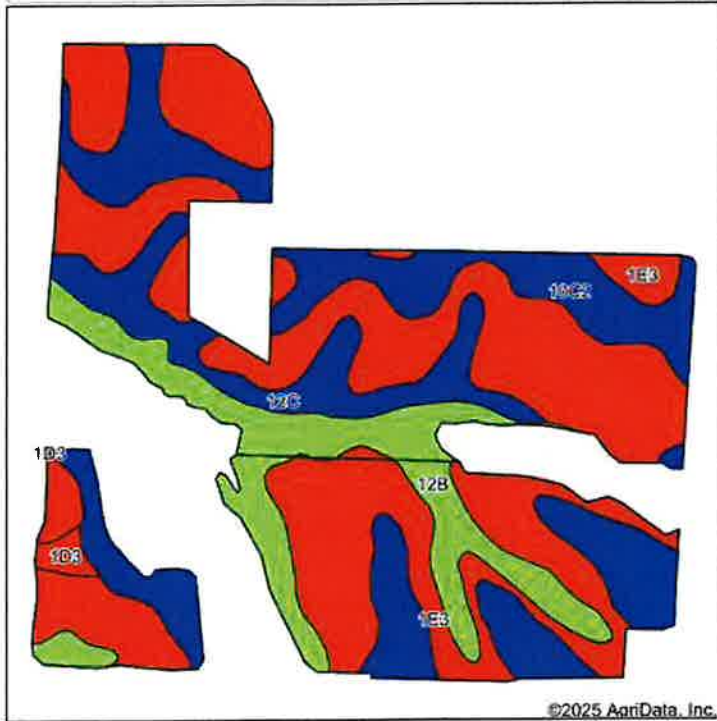
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TRACT 1 - Soil Map

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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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	Ida 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%	■	IIle	211.2	61.2	86	63	76	
12B	Napier silt loam, 2 to 5 percent slopes	32.35	15.3%	■	IIe	230.4	66.8	93	77	89	
12C	Napier silt loam, 5 to 9 percent slopes	18.33	8.7%	■	IIle	214.4	62.2	89	62	87	
1D3	Ida silt loam, 9 to 14 percent slopes, severely eroded	1.65	0.8%	■	IIle	126.4	36.7	32	40	58	
Weighted Average						3.34	157.4	45.6	53.2	48.5	*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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TRACT 9 - 283.46 Taxable Acres M/L

Sections 4 and 5 Hazel Dell Township

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 4 miles. Farm has a field entrance at the South corner where Tract 1 and Tract 9 meet.

Brief Legal: Hazel Dell Township Sections 4 and 5, Pottawattamie County, Iowa. Tax Parcel #'s: 764305200007; 764304151001; 764304300001; 764304300004; 764305400005; 764305400006; 764304176001; 764304300003; 764304300002; 764304300005

FSA Info: Cropland Acres: 236.03

Note: bases combined with Tract 10 will be split by FSA

Farm#: 4023 **Tract#:** 669

CSR2: 46.9 per Surety

Taxes: \$7,348

Note: There are NRCS maintenance contracts on this farm. Contract copy upon request.



Combination quality farmland with timbered area makes for an excellent hunting property. FSA agreements upon request.

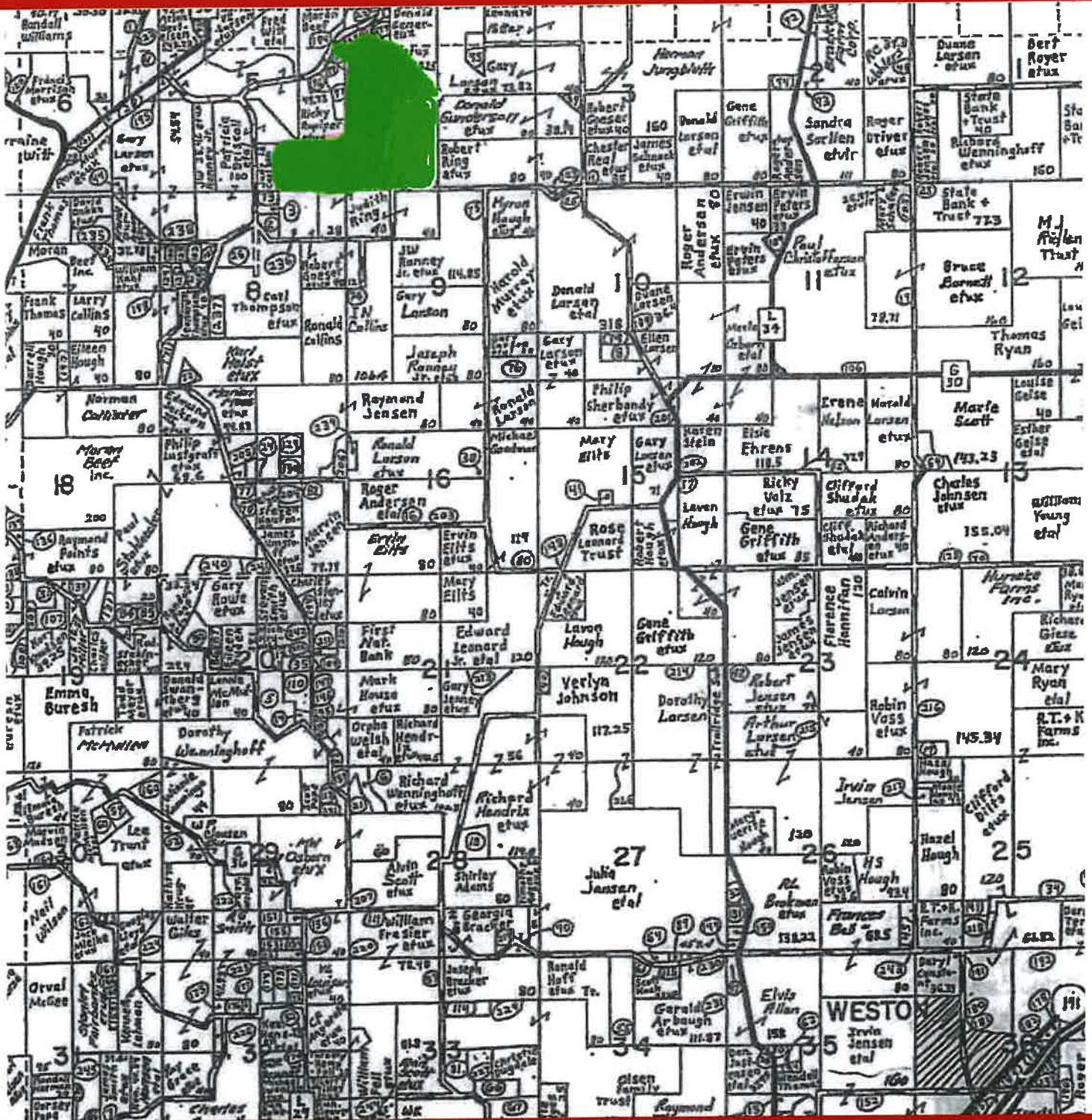
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TRACT 9 - Plat Map

283.46 Taxable Acres M/L



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TRACT 9 - FSA Info

283.46 Taxable Acres M/L



Legend

Non-Cropland	CRP	w/a PLS
Cropland	Tract Boundary	w/a Roads

Wetland Determination Identifiers

- Restricted Use
- Limited Restrictions

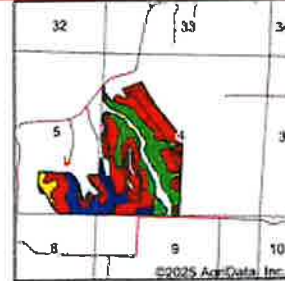
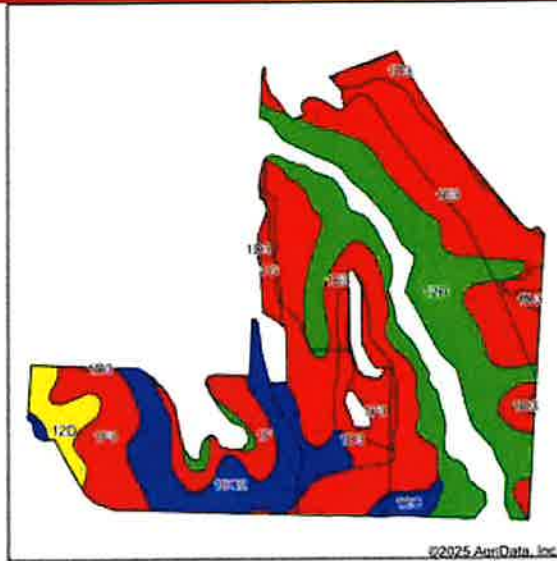
2025 Program Year
 Map Created March 26, 2025
 Farm 4023
 Tract 669

Tract Cropland Total: 330.39 acres

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TRACT 9 - Soil Map

283.46 Taxable Acres M/L



State: Iowa
 County: Pottawattamie
 Location: 4-76N-43W
 Township: Hazel Dell
 Acres: 236.03
 Date: 11/7/2025



Soils data provided by USDA and NRCS.

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-ir Class %	% Corn Bu	% Soybeans Bu	CSR2**	CSR	Maize hay Tons	Caucasian bluestem Tons	Common bermudagrass Tons	Orchardgrass red clover Tons	Tall fescue Tons	Warm season grasses Tons
1E3	Idle silt loam, 14 to 20 percent slopes, severely eroded	80.11	37.5%		VIe	87.8	29.3	18	30						
1E9	Naper silt loam, 2 to 5 percent slopes	50.32	25.6%		IIIe	230.1	66.6	93	77						
1E27	Moline silt loam, 5 to 9 percent slopes, eroded	29.42	17.0%		IIIe	211.2	61.2	88	63						
1F3	Idle silt loam, 20 to 30 percent slopes, severely eroded	27.85	0.3%		VIIe	88.0	25.4	8	10						
1D3	Idle silt loam, 9 to 14 percent slopes, severely eroded	12.76	5.2%		IIIe	126.4	36.7	32	40						
1F	Idle silt loam, 20 to 30 percent slopes	10.51	4.5%		VIe	88.0	25.5	7	15	1	1	1	1	1	1
1E0	Naper silt loam, 8 to 14 percent slopes	7.00	3.0%		IIIe	177.8	51.6	52	58						
1E2	Naper silt loam, 5 to 9 percent slopes	3.86	1.6%		IIIe	214.4	62.2	59	62						
1E	Idle silt loam, 30 to 40 percent slopes	3.00	1.3%		VIIe	88.0	25.5	6	9						
Weighted Average					3.58	149.4	43.3	46.3	44.9	1	1	1	1	1	1

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