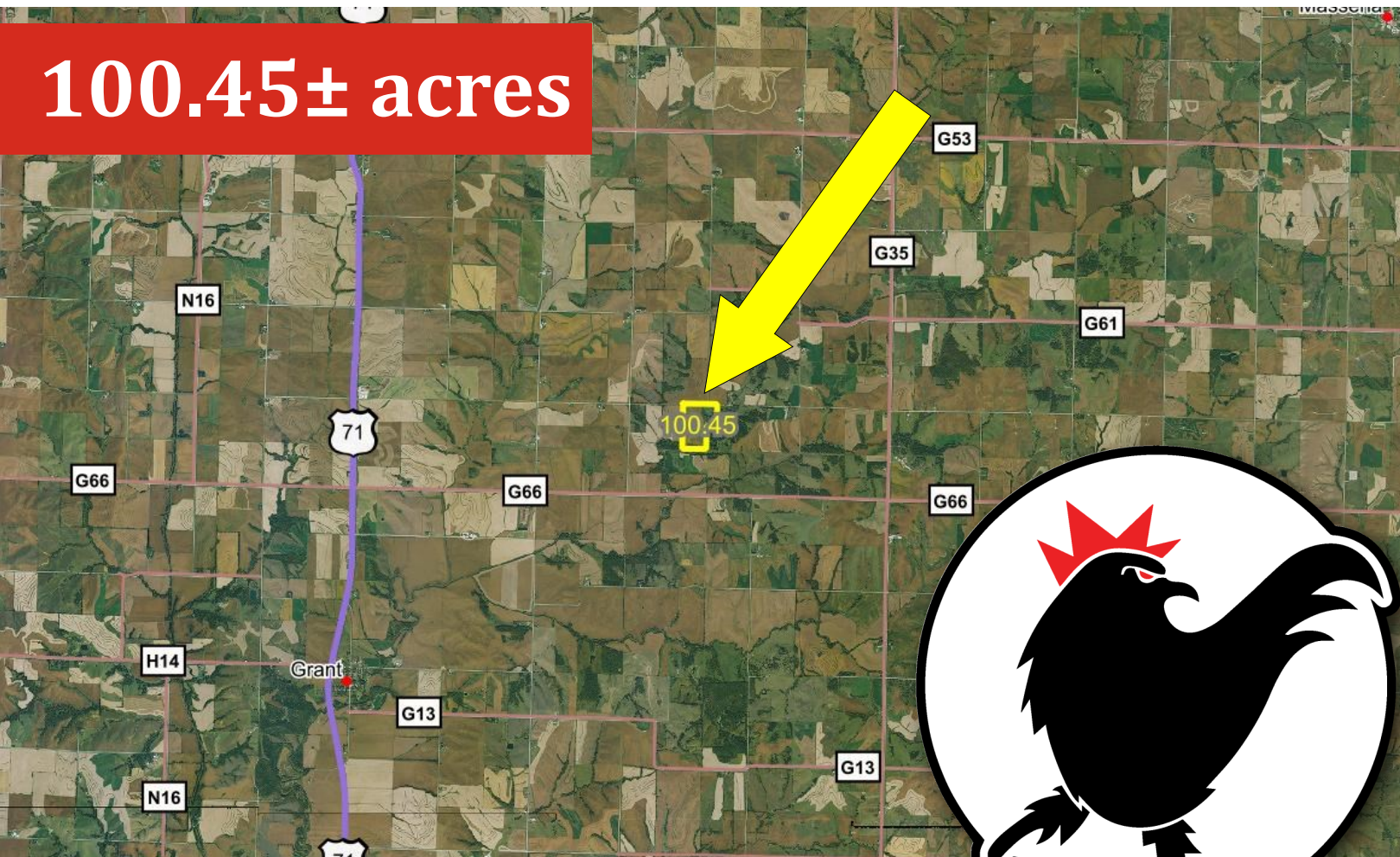


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REAL ESTATE

Cass County, IA

100.45± acres



\$12,950 Per Surveyed Acre

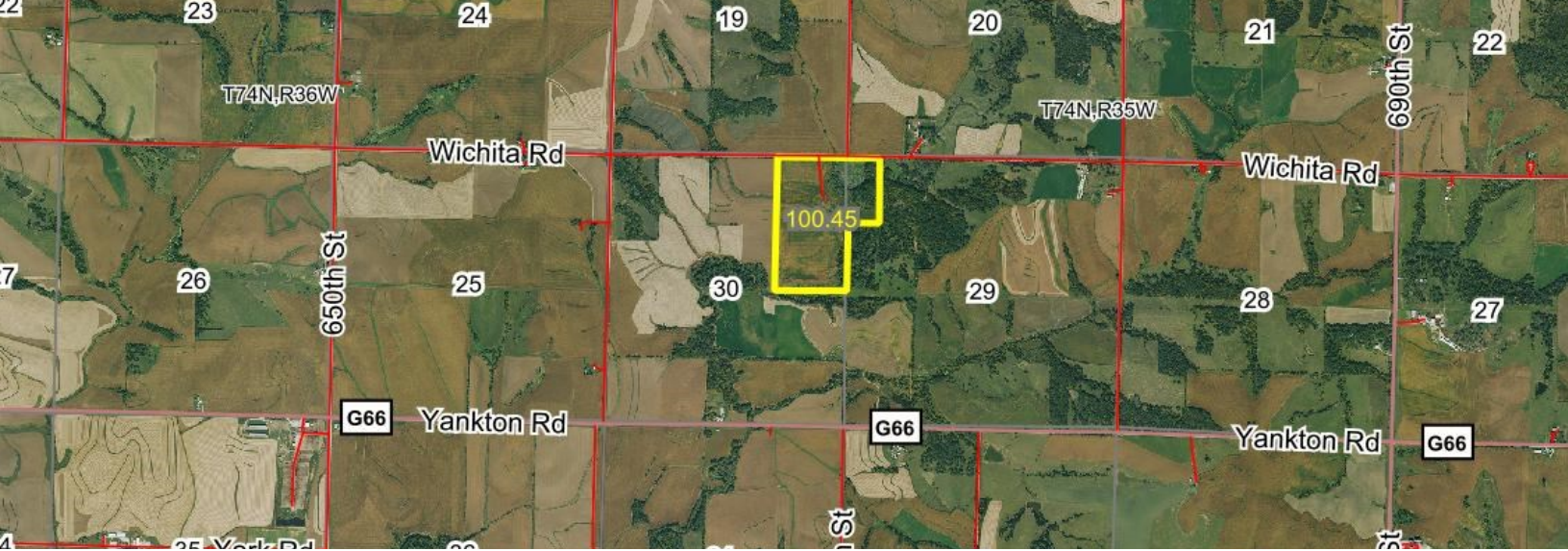


ROOSTER AG' REALTY

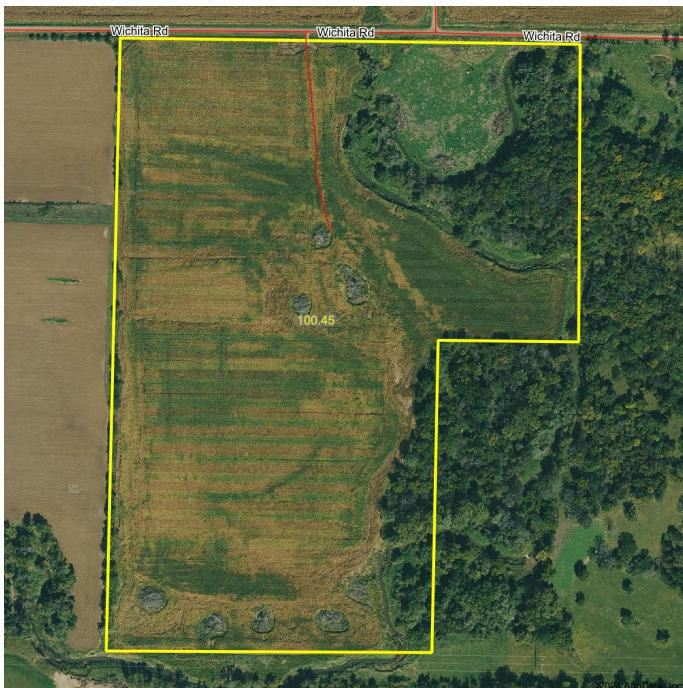
1100 S. County Line Rd
PO Box 297
Maple Park, IL 60151

KELLY LUDWIG

Managing Broker
Email: Kelly@roosterag.com
Phone: 630.546.8267



About the Property



GROSS ACRES:	100.45±
TILLABLE ACRES:	75.63±
SOIL CSR2:	82.6
EST. REAL ESTATE TAX PER ACRE:	\$39
PRICE PER SURVEYED ACRE:	\$12,950

The McCurdy Farm is 100.45± acres located in Sections 29 & 30 of Edna Township, Cass County, IA.

Located off of Wichita Road. Excellent mix of income producing farmland & hunting property.

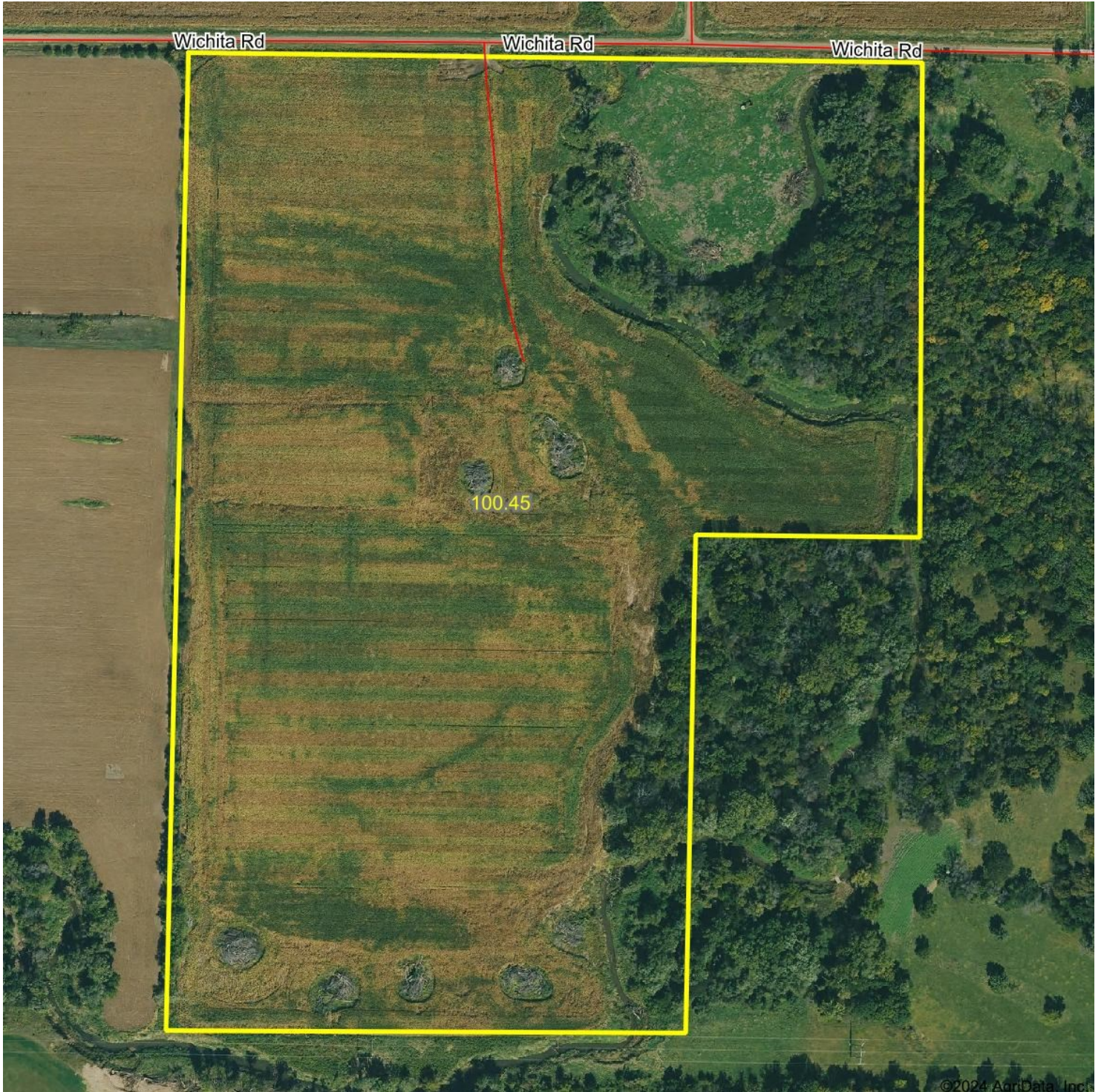
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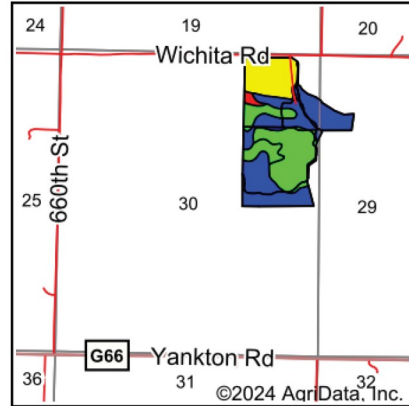
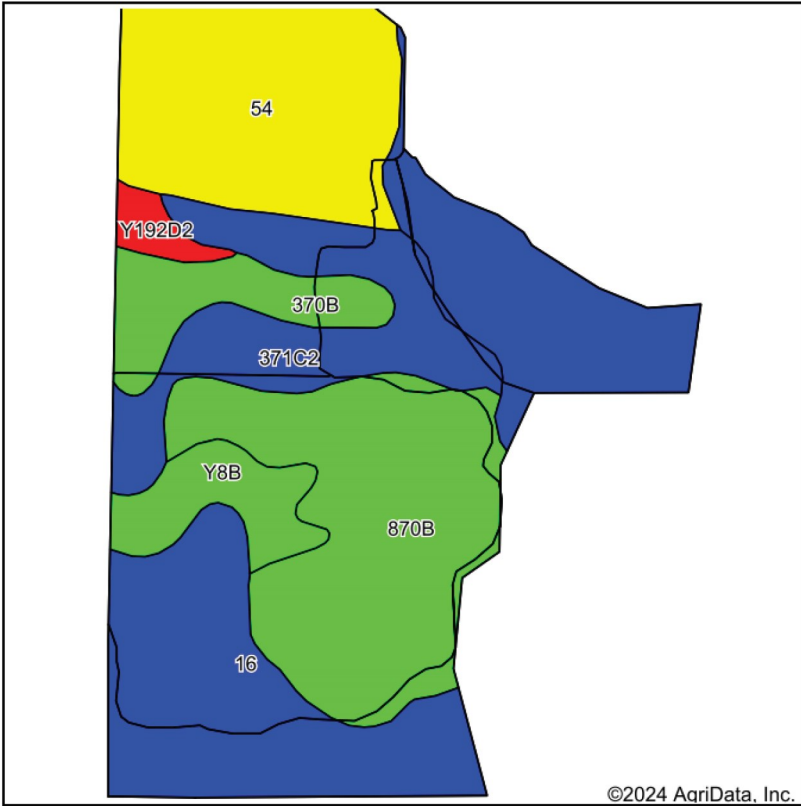
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Soils Map



State: **Iowa**
 County: **Cass**
 Location: **30-74N-35W**
 Township: **Edna**
 Acres: **75.63**
 Date: **4/26/2024**



Soils data provided by USDA and NRCS.

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Area Symbol: IA029, Soil Area Version: 31

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	*i Corn Bu	CSR2**	CSR	
16	Nodaway-Kennebec complex, 0 to 2 percent slopes, occasionally flooded	23.83	31.5%		IIw	224.0	85	78	
870B	Sharpsburg silty clay loam, terrace, 2 to 5 percent slopes	18.18	24.0%		Ile	225.6	91	80	
54	Zook silty clay loam, 0 to 2 percent slopes, occasionally flooded	14.03	18.6%		IIw	185.6	67	59	
371C2	Sharpsburg-Nira silty clay loams, 5 to 9 percent slopes, eroded	10.00	13.2%		IIIe	204.8	83	69	
370B	Sharpsburg silty clay loam, 2 to 5 percent slopes	4.55	6.0%		Ile	225.6	91	80	
Y8B	Judson silty clay loam, dissected till plain, 2 to 5 percent slopes	3.90	5.2%		Ile	230.4	93	85	
Y192D2	Adair clay loam, dissected till plain, 9 to 14 percent slopes, eroded	1.14	1.5%		IVe	108.8	16	28	
Weighted Average						2.16	213.4	82.6	73.5

**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.

*c: Using Capabilities Class Dominant Condition Aggregation Method

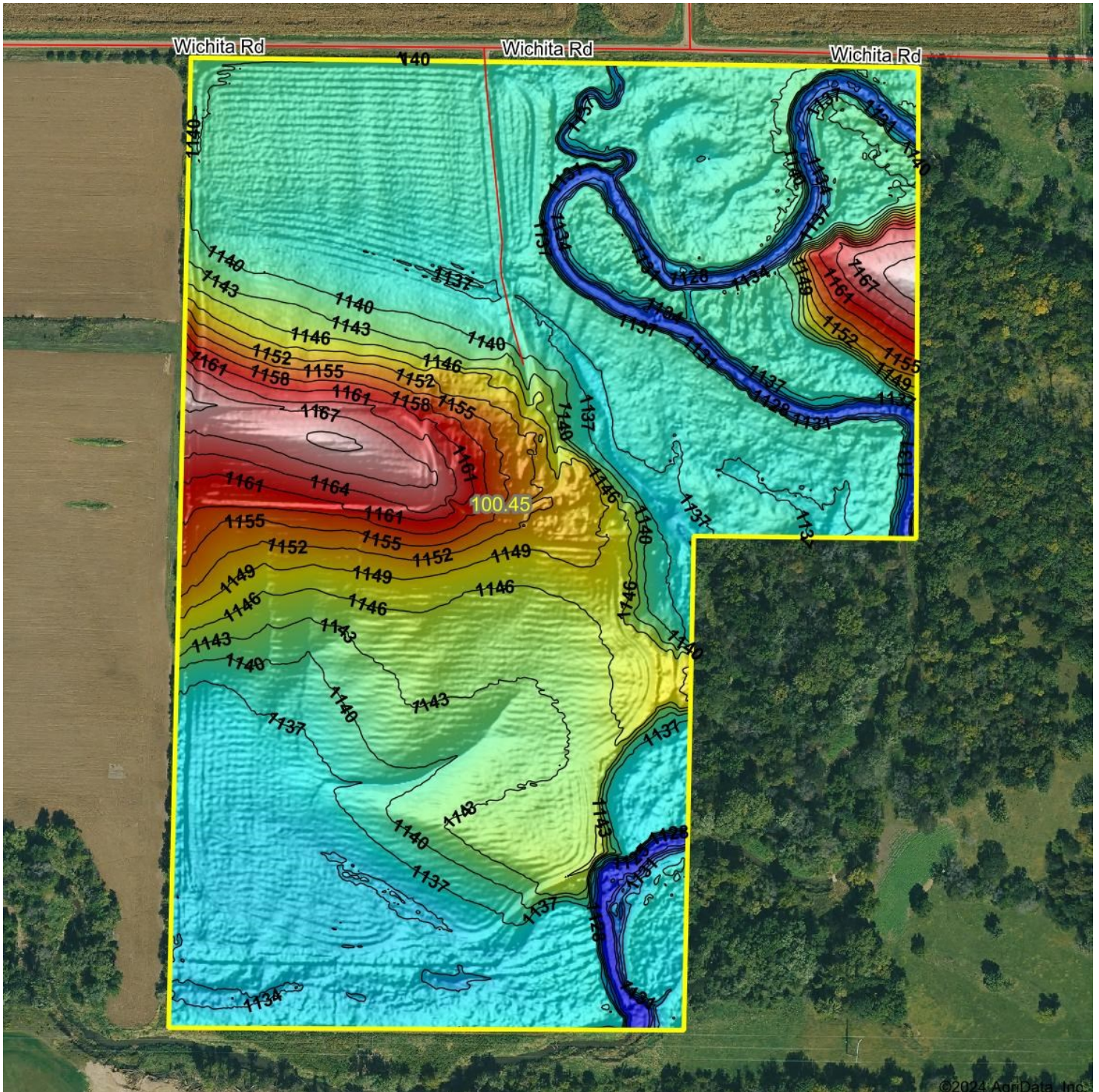
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