

# CASS COUNTY IOWA

## FARM FOR SALE

120.26 gross acres  
119.76 taxable  
Edna Twp Sec 19

**\$775,675**

Directions: South of Atlantic Iowa on Hwy 71 approximately 14 miles, then East on Victoria Road 3 miles. Farm is located on the South side of Victoria Road.



78.51 acres FSA Cropland in CRP  
\$16,608 annual payment  
Contract expires 9/30/2033  
Balance in Hardwoods & Grass  
Taxes: \$2535  
Overall CSR2: 52.3

Prime recreational tract featuring 78.51 acres enrolled in CRP, with the remainder in mature hardwood timber draws and native grass. Excellent habitat for deer, turkey, and upland birds. Secluded, scenic, and income-producing—ideal for hunters and land investors alike.

**Contact Us:**

**Ed Spencer, Broker**

Cell: 402-510-3276 Office: 712-644-2151

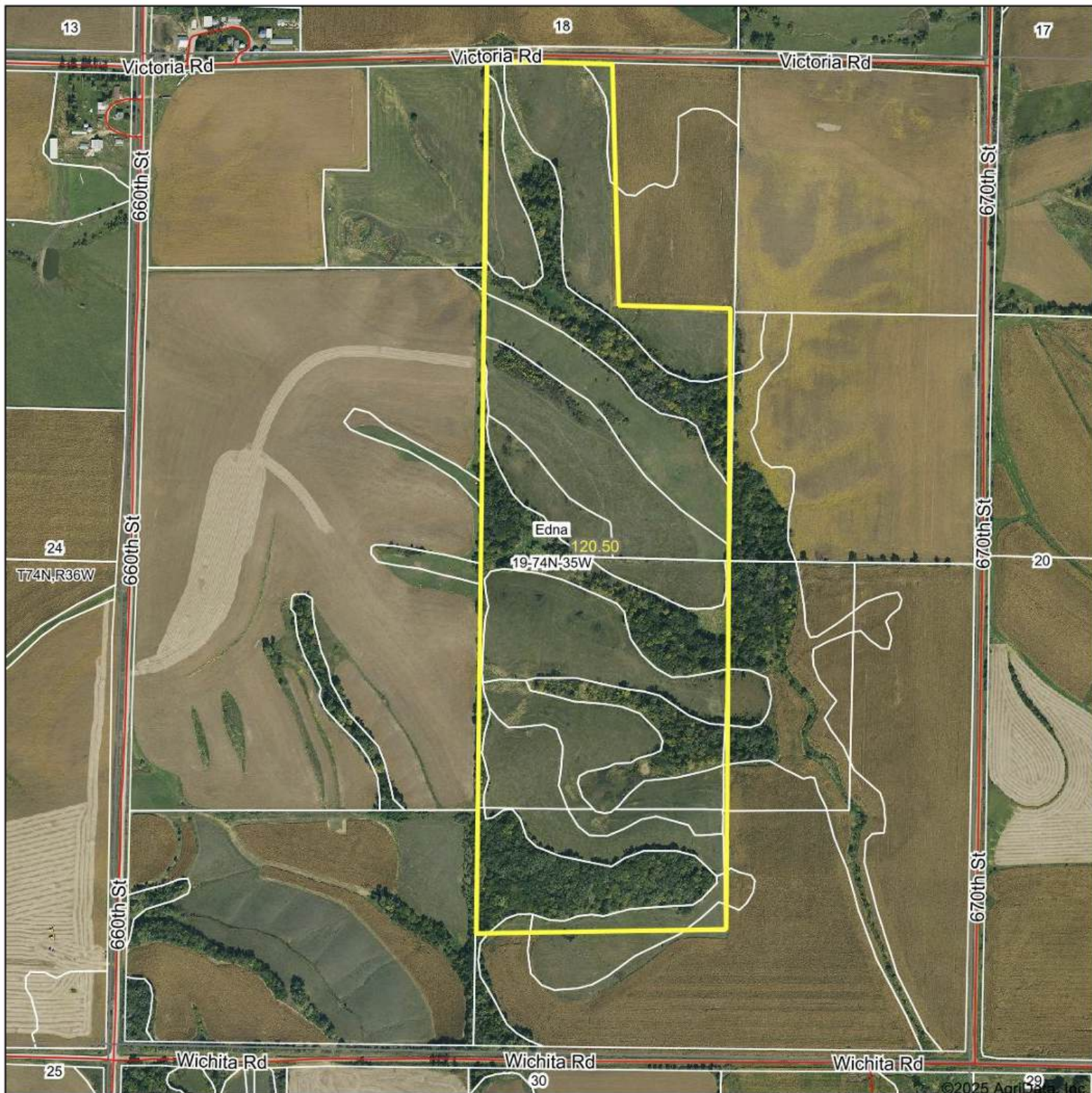
Ed Spencer Real Estate



**[www.spencergroups.com](http://www.spencergroups.com)**



# Aerial Map



Boundary Center: 41° 11' 44.65, -94° 55' 5.24

0ft 826ft 1652ft



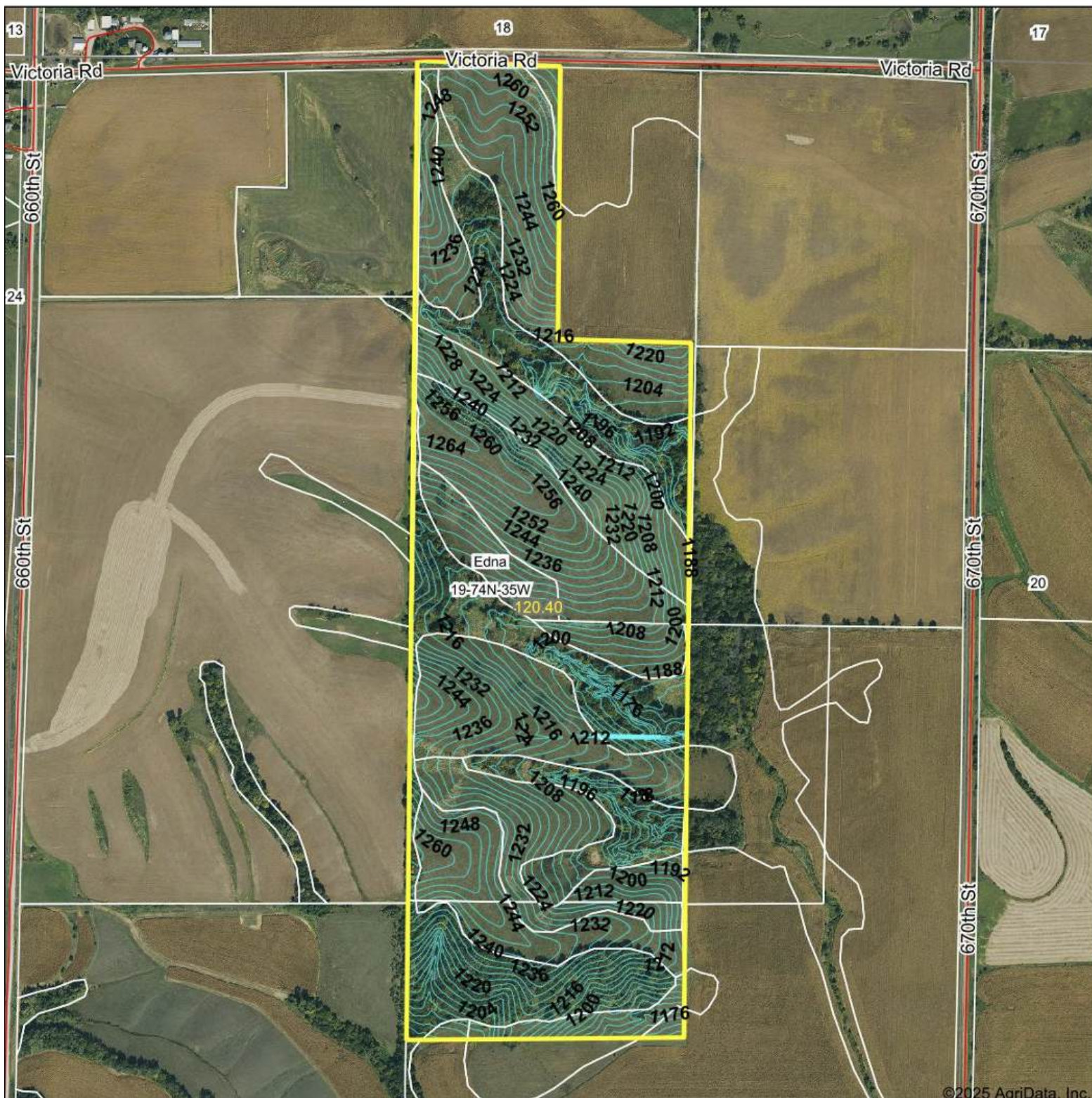
**19-74N-35W**  
**Cass County**  
**Iowa**



9/5/2025



# Topography Contours



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Source: USGS 3 meter dem

Interval(ft): 4.0

Min: 1,160.1

Max: 1,276.2

Range: 116.1

Average: 1,221.1

Standard Deviation: 22.83 ft

0ft 741ft 1482ft



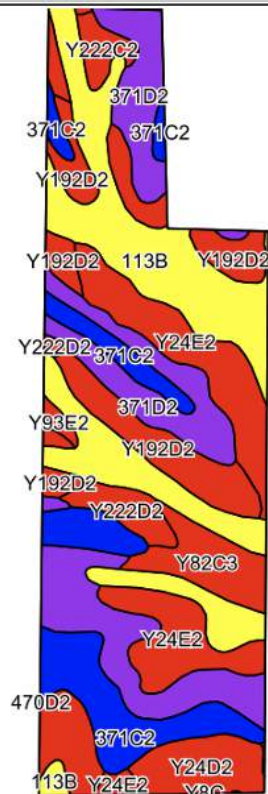
19-74N-35W  
Cass County  
Iowa

Boundary Center: 41° 11' 44.79, -94° 55' 5.35

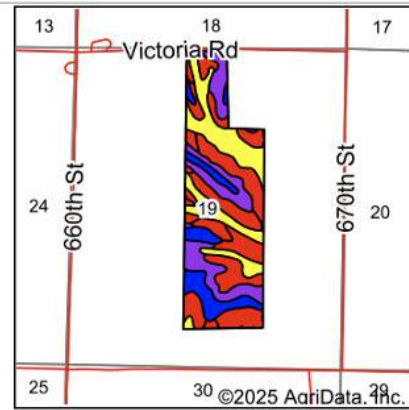
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Field borders provided by Farm Service Agency as of 5/21/2008.



# Soils Map



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State: **Iowa**  
 County: **Cass**  
 Location: **19-74N-35W**  
 Township: **Edna**  
 Acres: **120.5**  
 Date: **9/5/2025**

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

Area Symbol: IA029, Soil Area Version: 32

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
113B	Colo, overwash-Ely complex, 2 to 5 percent slopes	29.19	24.3%		0ft.	IIw	204.8	59.4	69	59	71
371D2	Sharpsburg-Nira silty clay loams, 9 to 14 percent slopes, eroded	24.73	20.5%		4ft.	IIIe	164.8	47.8	57	47	61
Y24E2	Shelby clay loam, dissected till plain, 14 to 18 percent slopes, eroded	16.28	13.5%		> 6.5ft.	IVe	144.0	41.8	35	30	49
371C2	Sharpsburg-Nira silty clay loams, 5 to 9 percent slopes, eroded	15.23	12.6%		4ft.	IIIe	204.8	59.4	83	69	65
Y192D2	Adair clay loam, dissected till plain, 9 to 14 percent slopes, eroded	14.37	11.9%		1ft.	IVe	108.8	31.6	16	28	45
Y24D2	Shelby clay loam, dissected till plain, 9 to 14 percent slopes, eroded	8.97	7.4%		> 6.5ft.	IIIe	168.0	48.7	49	42	55
Y82C3	Adair-Shelby complex, MLRA 108D, 5 to 9 percent slopes, severely eroded	5.38	4.5%		1ft.	IVe	160.0	46.4	40	46	43
Y222D2	Clarinda silty clay loam, dissected till plain, 9 to 14 percent slopes, eroded	3.85	3.2%		0ft.	IVe	112.0	32.5	17	27	45
Y222C2	Clarinda silty clay loam, 5 to 9 percent slopes, eroded	1.91	1.6%		0ft.	IVw	140.8	40.8	38	51	47
Y93E2	Shelby-Adair clay loams, dissected till plain, 14 to 18 percent slopes, eroded	0.59	0.5%		1ft.	IVe	97.6	28.3	28	24	43
<b>Weighted Average</b>							<b>3.11</b>	<b>167.7</b>	<b>48.6</b>	<b>52.3</b>	<b>*n 58.3</b>

\*\*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

