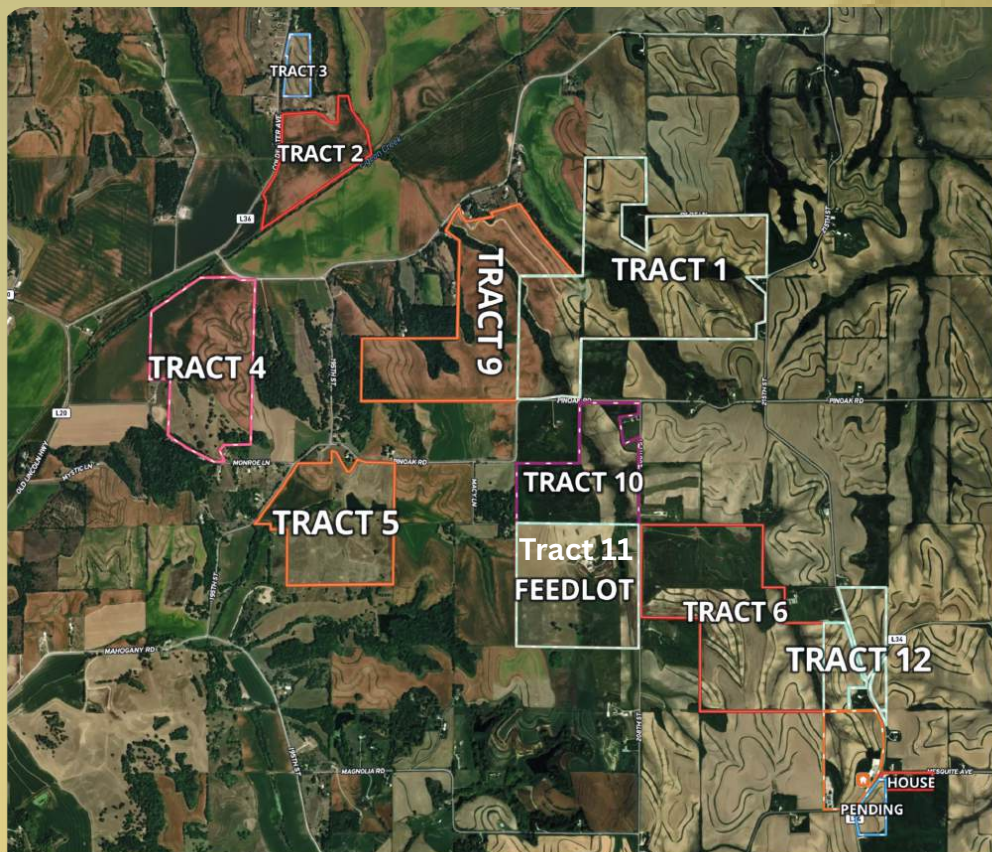


1795 +/- ACRES **POTTAWATTAMIE CO., IA**

Hazel Dell-Boomer-York-Rockford Twps.

Feedlot & 500k BU State of the Art Facility!



***Contact Ed Spencer,
Broker***

402-510-FARM



Spencer Groups
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Farm Pricing

Tract Number	Taxable Acres	Price Per Acre	Total Asking
1	339.16	\$12,500.00	\$4,239,500.00
2	75.05	\$16,000.00	\$1,202,000.80
3	15.75	\$18,000.00	\$281,250.00
4	162.11	\$13,500.00	\$2,188,485.00
5	146.23	\$14,000.00	\$2,005,220.00
6	*230.67 acres m/l	\$14,000.00	\$3,229,380.00
7	43.07	\$16,000.00	\$689,120.00
8	153.2	\$15,500.00	\$2,374,600.00
9	205.14	\$12,500.00	\$2,564,250.00
10	111.89	\$12,500.00	\$1,398,625.00
11 - Feedlot	158	NA	\$3,000,000.00
12 A	*38 acres m/l	\$17,500.00	\$665,000.00
12B	*32.11 acres m/l	\$17,500.00	\$561,925.00
12C	*7.11 acres m/l	\$25,000.00	\$177,750.00
Rockford Farm	78	\$11,400.00	\$889,200.00
Bin Site	4 acres m/l	NA	\$3,050,000.00

Note*: Total taxable acres on these tracts to be determined after survey splits

TRACT 1 - 339.16 Taxable Acres M/L

339.16 TAXABLE ACRES

306.23 TILLABLE (APPROXIMATE)

***BASES COMBINED WITH OTHER TRACTS**

55.6 CSR 2

Directions to the Property: 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.

Note: Tract 1 is bordered by Tract 9 on the West.

Brief Legal: Hazel Dell Township Sections 3 and 4, Pottawattamie County, Iowa.

Typical Pott Co Hill Farm, adequately terraced. Offer some timber draws which may be very appealing for hunting White Tail Deer and Turkey. The farm adjoins Tract 9 on the west side which can be purchased if desired. 153.20 taxable acres could be added making it possible to have a combined contiguous parcel of 544.3.

Farm #'s: 3626, 4023, 4599

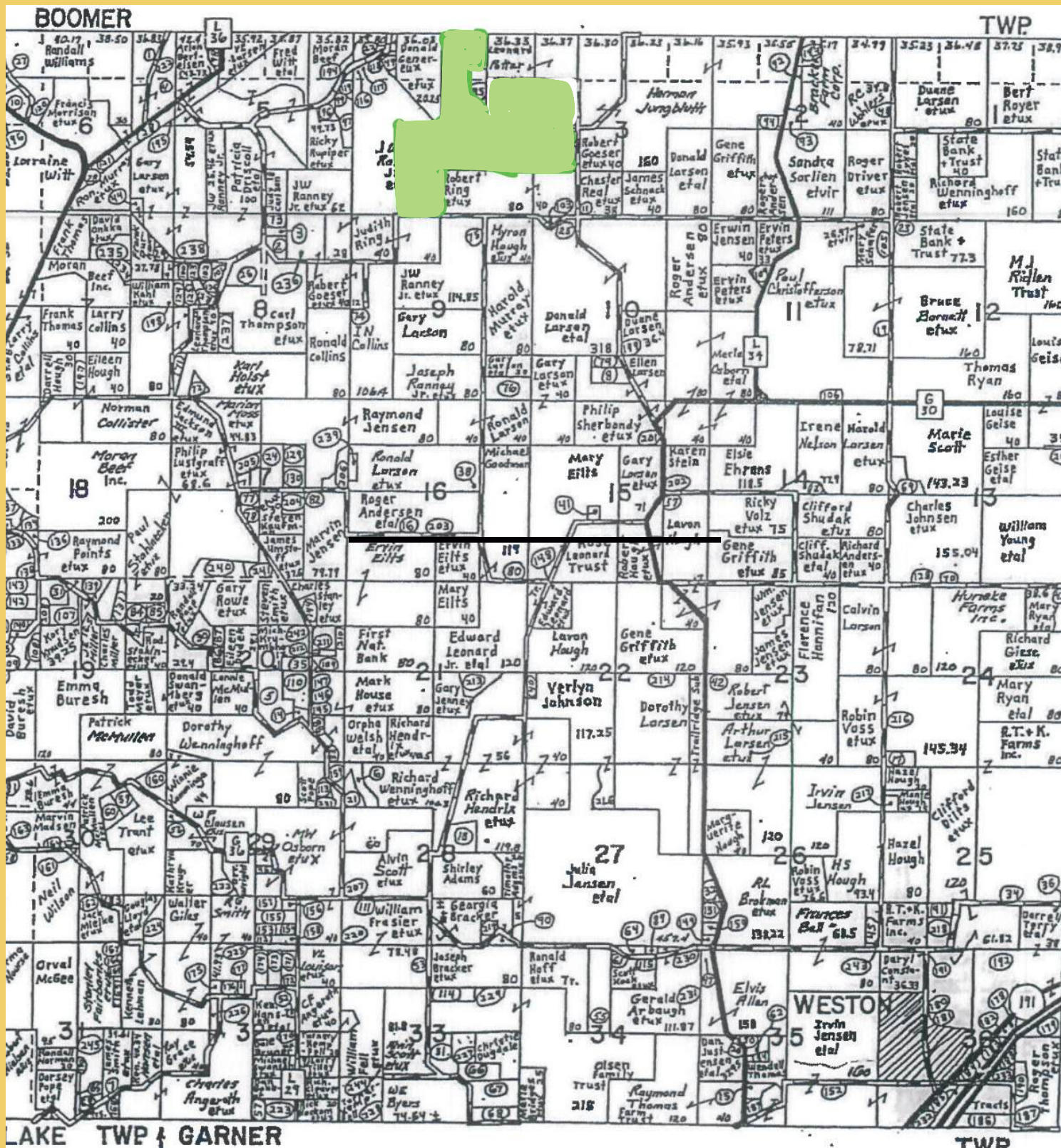
Tract #'s: 681, 669, 690

Taxes: \$9540 in 2023

There are maintenance contracts on this farm with NRCS. Contract copies upon request.



TRACT 1 - Plat Map



Spencer Groups
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Logan, IA 51546

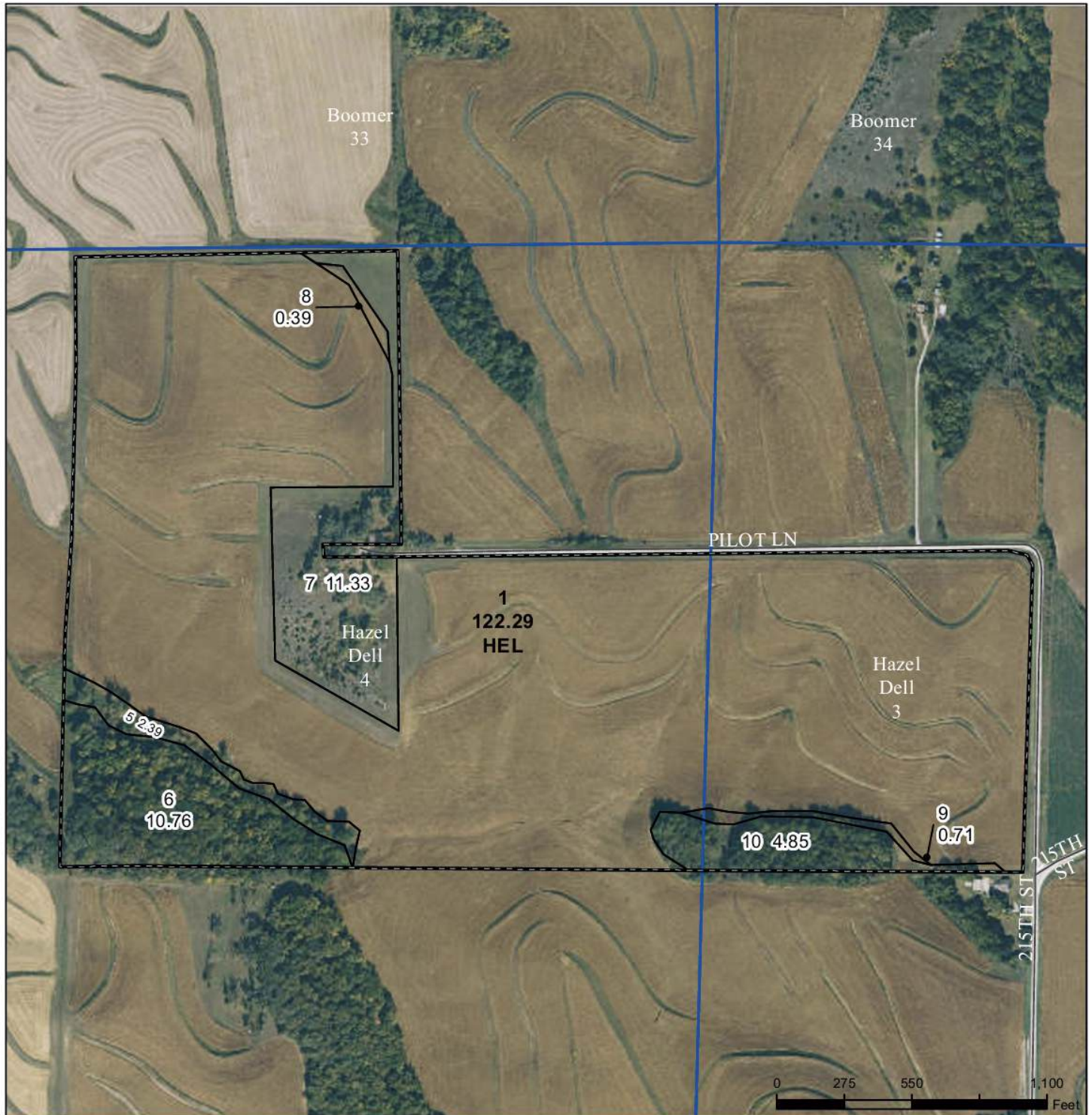
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TRACT 1 - FSA Info



United States
Department of
Agriculture

West Pottawattamie Program Area, Iowa



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

Wetland Determination Identifiers
 ● Restricted Use

2025 Program Year
 Map Created April 17, 2025

Farm 3626
Tract 684

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 322 E. 7th St
 Logan, IA 51546

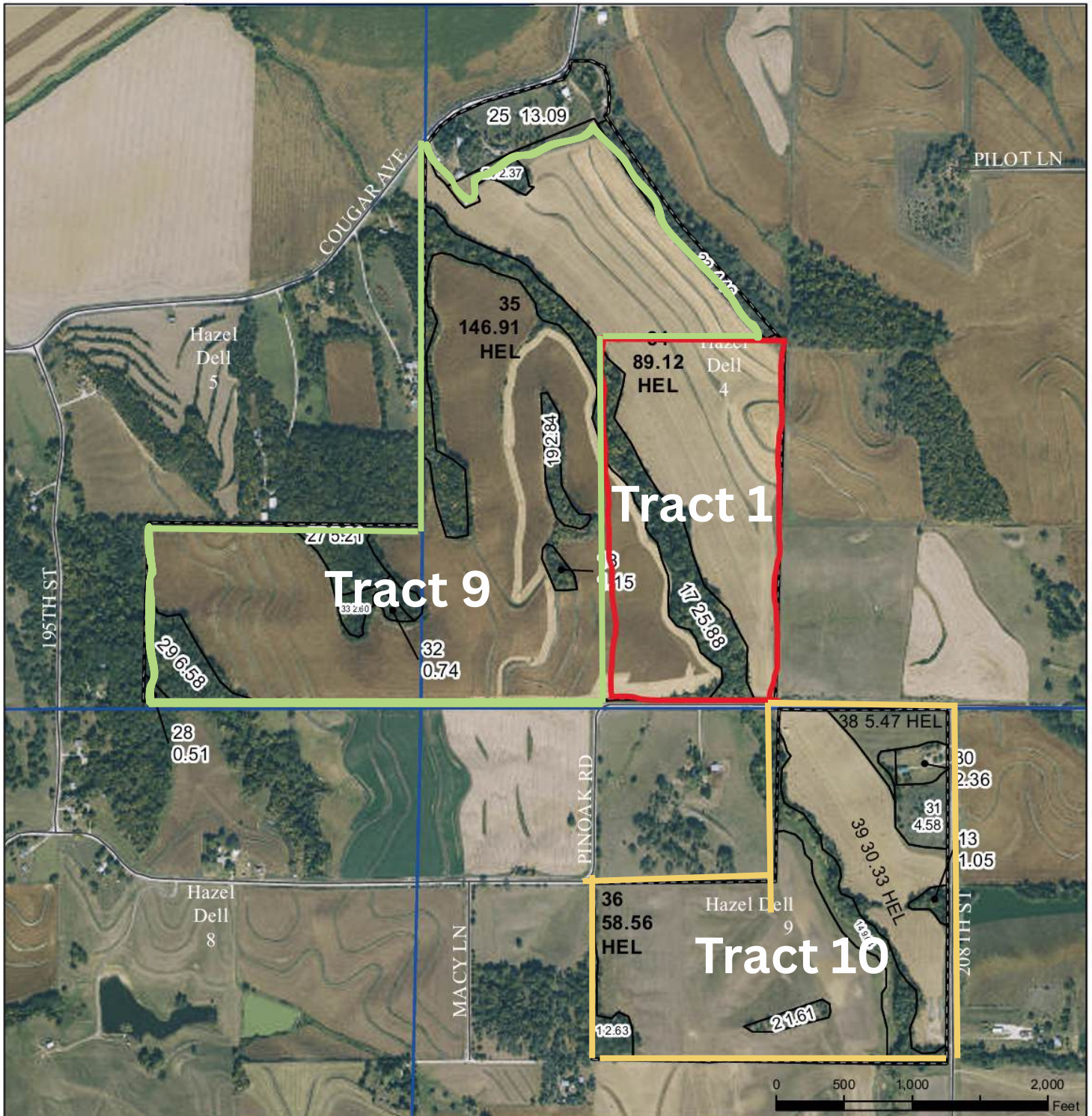
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TRACT 1 - FSA Info



United States
Department of
Agriculture

West Pottawattamie Program Area, Iowa



Legend

- Non-Cropland
- Cropland
- CRP
- Tract Boundary
- Iowa PLSS
- Iowa 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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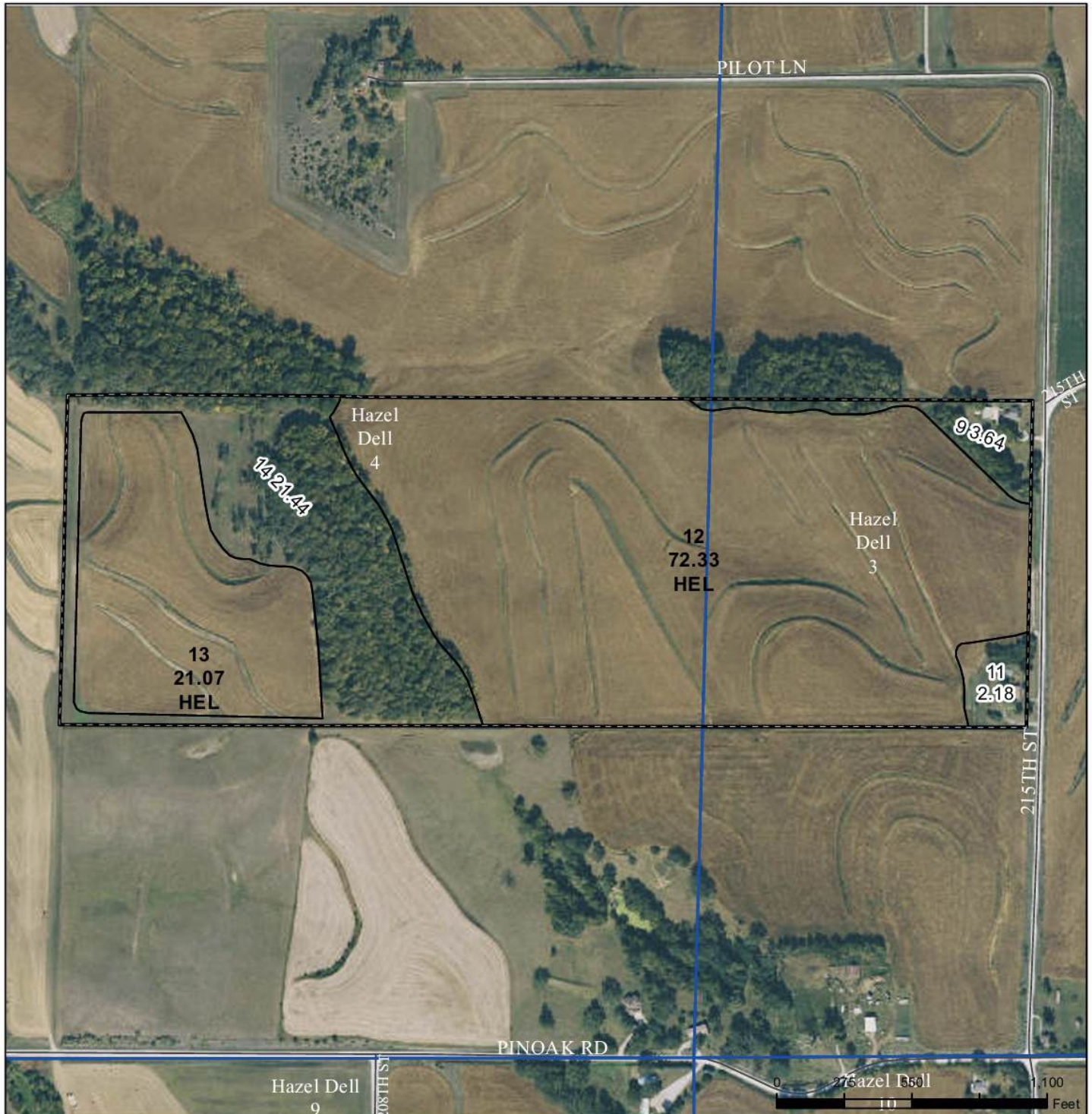
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TRACT 1 - FSA Info



United States
Department of
Agriculture

West Pottawattamie Program Area, Iowa



Legend

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

Wetland Determination Identifiers

- Restricted Use
- ▼ Limited Restrictions
- Exempt from Conservation

Tract Cropland Total: 93.40 acres

2025 Program Year

Map Created March 26, 2025

Farm 4599

Tract 690

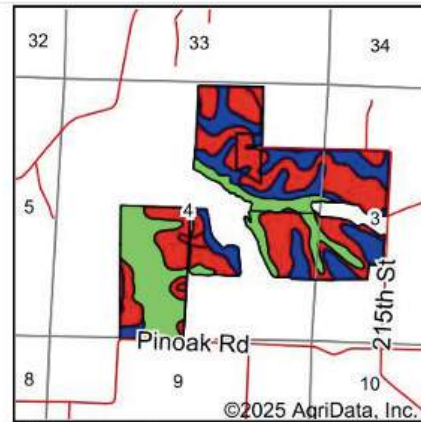
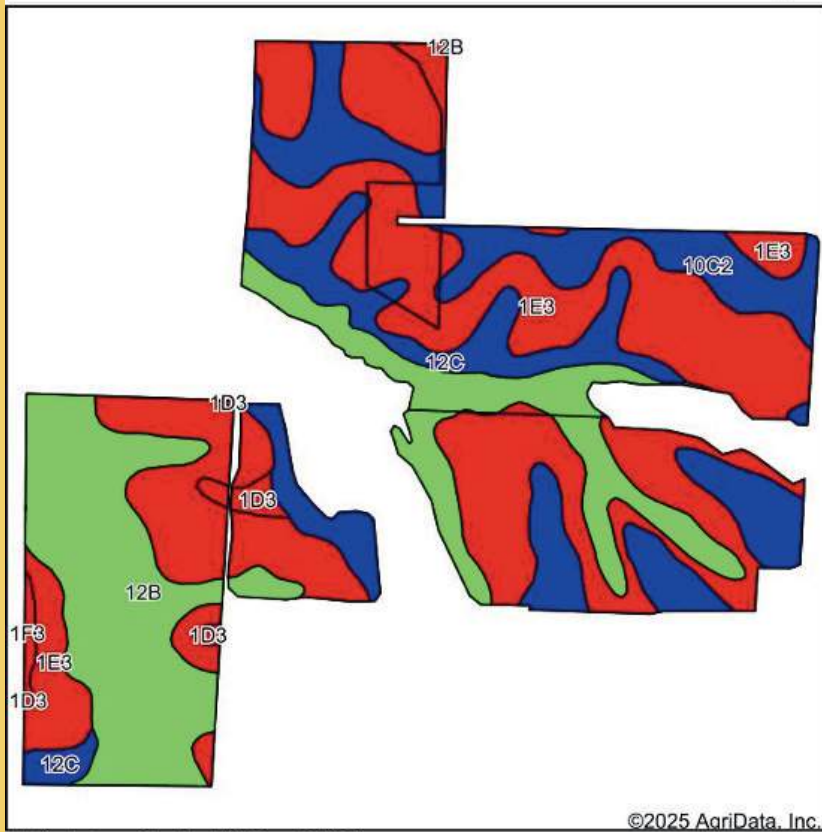
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TRACT 1 - Soil Map

Soils Map



State: **Iowa**
 County: **Pottawattamie**
 Location: **4-76N-43W**
 Township: **Hazel Dell**
 Acres: **306.23**
 Date: **7/16/2025**



Soils data provided by USDA and NRCS.

Area Symbol: IA155, Soil Area Version: 30

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	142.39	46.5%		IVe	97.6	28.3	18	30	54
12B	Napier silt loam, 2 to 5 percent slopes	82.41	26.9%		Ile	230.4	66.8	93	77	89
10C2	Monona silt loam, 5 to 9 percent slopes, eroded	55.64	18.2%		IIle	211.2	61.2	86	63	76
12C	Napier silt loam, 5 to 9 percent slopes	21.58	7.0%		IIle	214.4	62.2	89	62	87
1D3	Ida silt loam, 9 to 14 percent slopes, severely eroded	3.03	1.0%		IIle	126.4	36.7	32	40	58
1F3	Ida silt loam, 20 to 30 percent slopes, severely eroded	1.18	0.4%		Vle	88.0	25.5	8	10	10
Weighted Average					3.21	162.5	47.1	55.6	50.9	*n 69.6

**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

TRACT 2 - 75.05 Taxable Acres M/L

\$16,000/acre
\$1,202,000.80

75.05 TAXABLE ACRES

73.51 FSA CROPLAND ACRES

67.8 CSR 2

***NOTE: BASES COMBINED WITH
TRACT 3**

Directions to the Property: From Crescent Iowa, North on Old Lincoln Highway to Coldwater Ave. East on Coldwater Ave approximately 1 ½ miles to the farm. Farm is located on the east side of Coldwater, and south of Tract 3.

Brief Legal: Hazel Dell Township Section 5 NW E. of Creek and NW NE NW of ditch, and Boomer Twp Section 32 part SESW and part West of creek in SWSE, Pottawattamie County, Iowa.

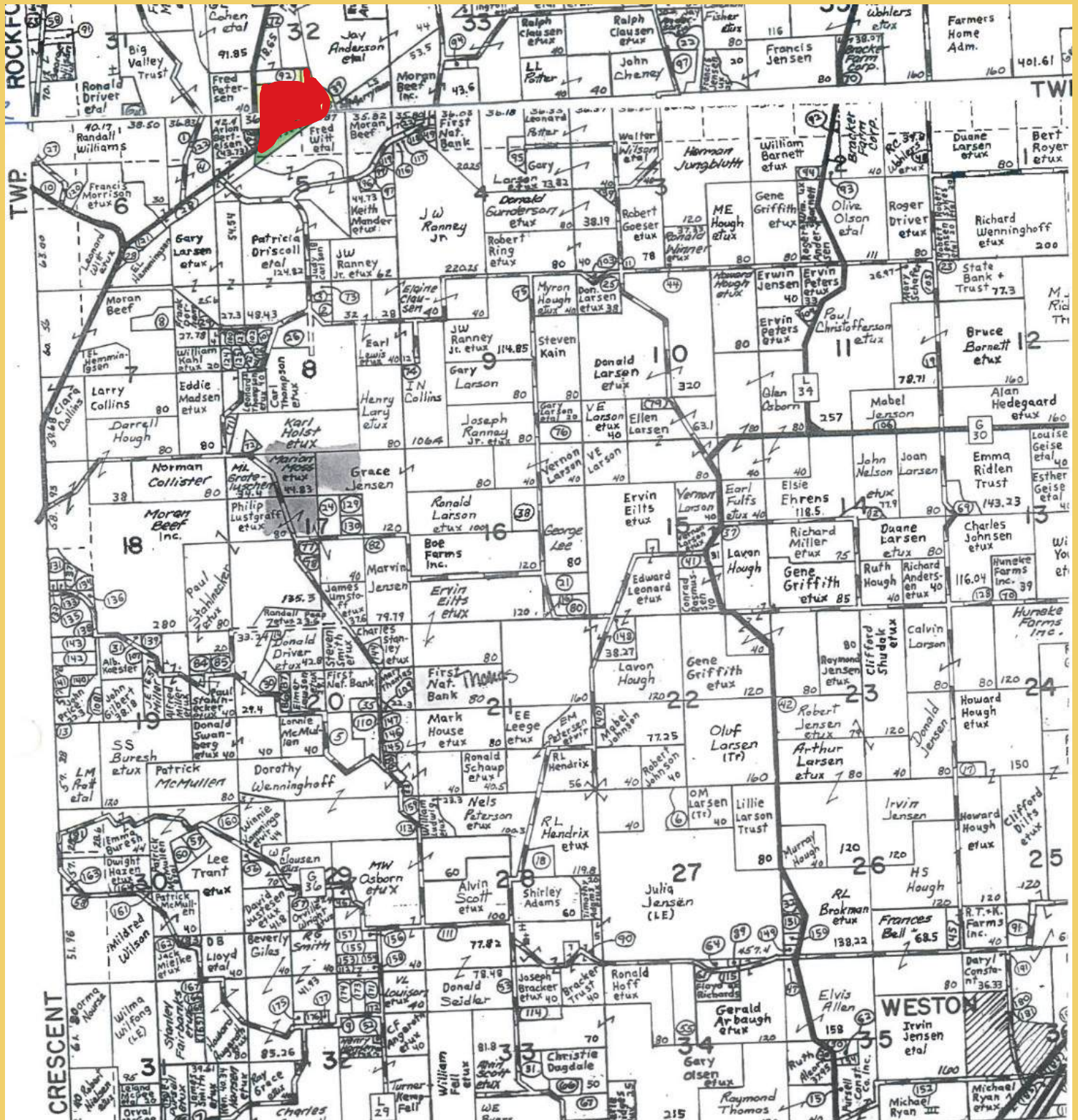


FSA Info: Farm# 5596 Tract: 352
Taxes: \$2628

Highly attractive tract of land with an average CSR2 rating of 67.8, approximately 53 acres of flat bottomland. McPaul, Napier, small amount of Ida. Excellent Coldwater Ave location. Close proximity to Crescent, Minutes to Mormon Bridge and North Omaha. Anyone would consider it a privilege to own this tract of land.

This parcel of land could accommodate 5 houses, with more available with minor subdivision platting. Ask agent for details.

TRACT 2 - Plat Map

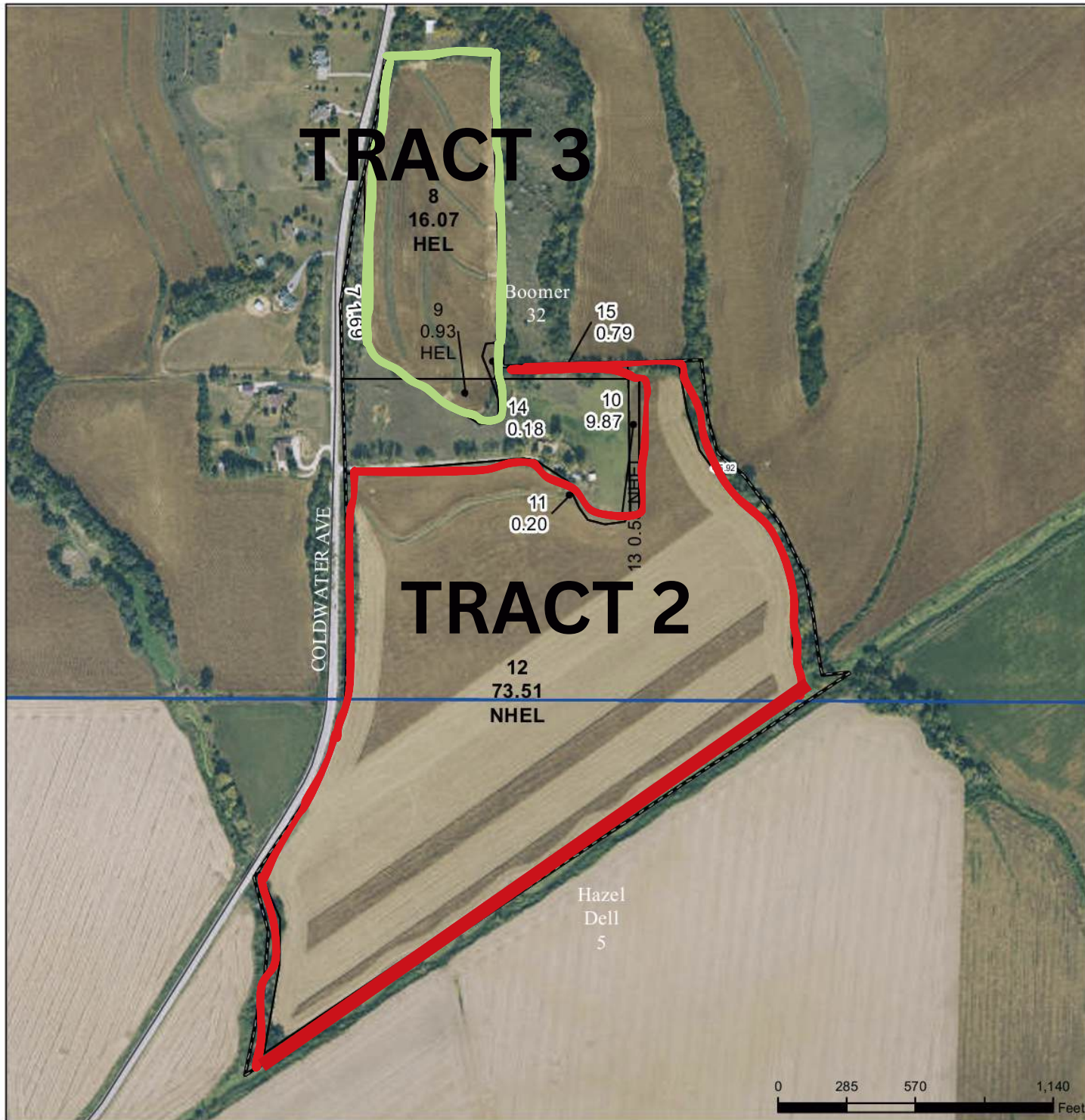


TRACT 2 - FSA Info



United States
Department of
Agriculture

West Pottawattamie Program Area, Iowa



Legend

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

Wetland Determination Identifiers

- Restricted Use
- ▼ Limited Restrictions
- Exempt from Conservation
- Compliance Provisions

Tract Cropland Total: 91.04 acres

2025 Program Year

Map Created April 17, 2025

Farm **5596**

Tract **352**

United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual

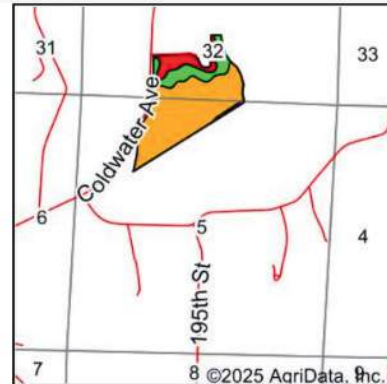
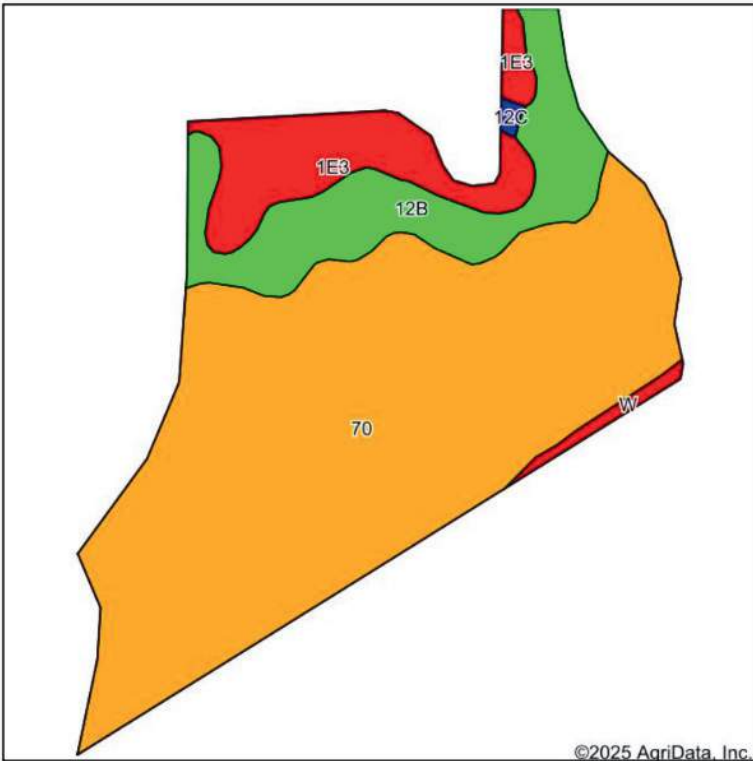
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TRACT 2 - Soil Map

Soils Map



State: **Iowa**
 County: **Pottawattamie**
 Location: **5-76N-43W**
 Township: **Boomer**
 Acres: **74.04**
 Date: **7/16/2025**



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
70	McPaul silt loam, 0 to 2 percent slopes	53.55	72.4%		1ft.	Iw	195.2	56.6	71	78	86
12B	Napier silt loam, 2 to 5 percent slopes	11.29	15.2%		> 6.5ft.	Ile	230.4	66.8	93	77	89
1E3	Ida silt loam, 14 to 20 percent slopes, severely eroded	8.25	11.1%		> 6.5ft.	IVe	97.6	28.3	18	30	54
W	Water	0.74	1.0%		> 6.5ft.		0.0	0.0	0	0	
12C	Napier silt loam, 5 to 9 percent slopes	0.21	0.3%		> 6.5ft.	IIle	214.4	62.2	89	62	87
Weighted Average							*- 187.8	54.5	67.8	71.7	*n 82

**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

*- Non Irr Class weighted average cannot be calculated on the current soils data due to missing data.

TRACT 3 - 15.75 taxable acres m/l

\$18,000/acre
\$283,500



15.75 TAXABLE ACRES

16.07 FSA CROPLAND ACRES

50.1 CSR 2

NOTE: BASES COMBINED WITH TRACT 2

Directions to the Property: From Crescent Iowa, North on Old Lincoln Highway to Coldwater Ave. East on Coldwater Ave. approximately 1 ½ miles to the farm. Farm is located on the east side of Coldwater, just North of Tract 2.

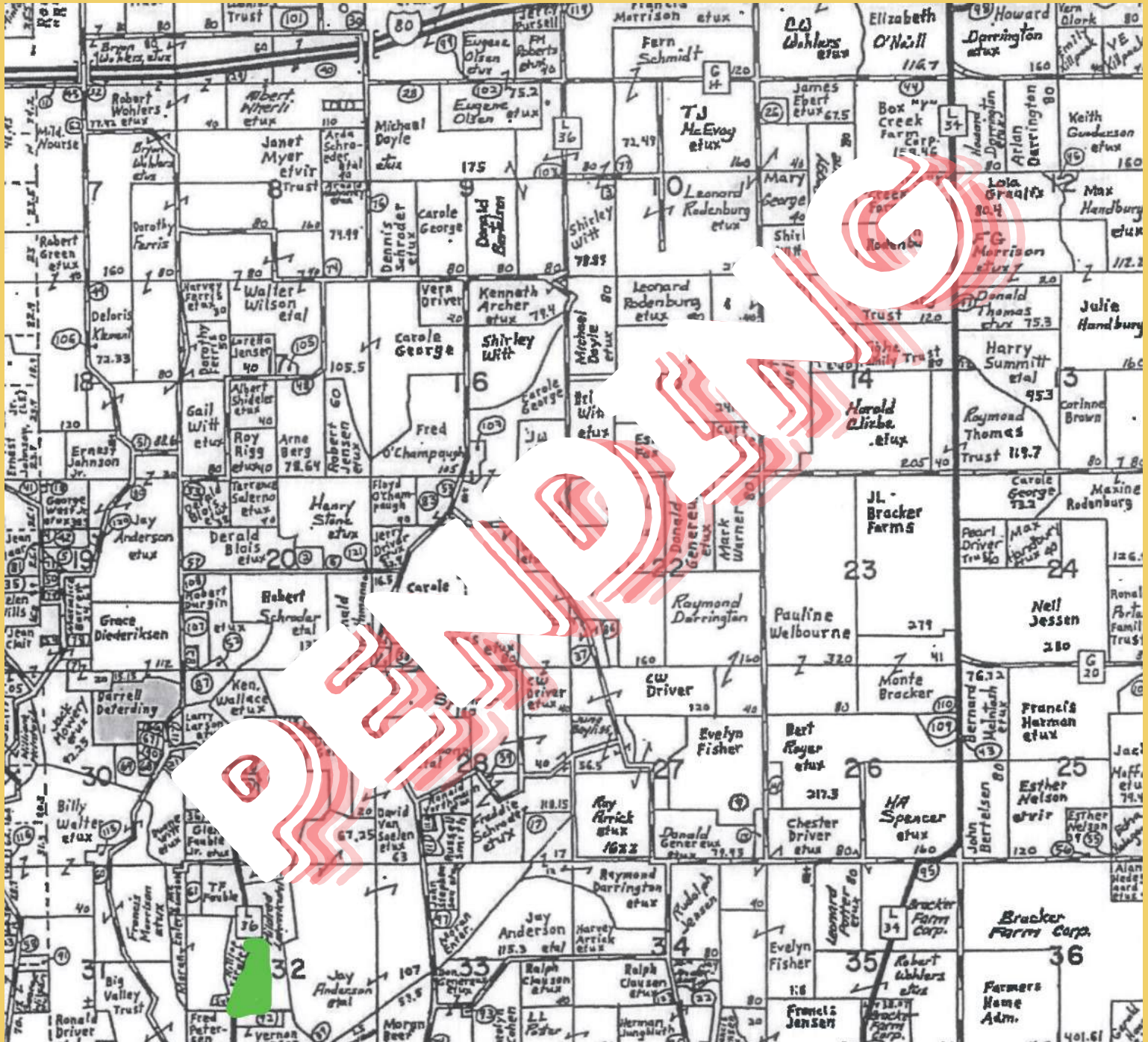
Brief Description: Two Section 32 part of NESW East of Road in Ottawattamie County, Iowa.

FSA Info: Farm# 5596 Tract# 32 Note: There are maintenance contracts with NRCS for this farm. Copy of contracts upon request.
Taxes: \$414

Located on pavement with Coldwater Ave and a ¼ mile North of Tract 1. This is an excellent location. Outstanding prospect for a building site with rolling farmland for income or a variety of uses. Rare opportunity to purchase a small acreage on pavement with close proximity to Crescent, Mormon Bridge and North Omaha.

This parcel will accommodate one home and could be platted as a minor 2 lot subdivision under the exceptions of the county sub ordinance.

TRACT 3 - Plat Map



TRACT 3 - FSA Info



United States
Department of
Agriculture

West Pottawattamie Program Area, Iowa



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 5596

Tract 352

Tract Cropland Total: 91.04 acres

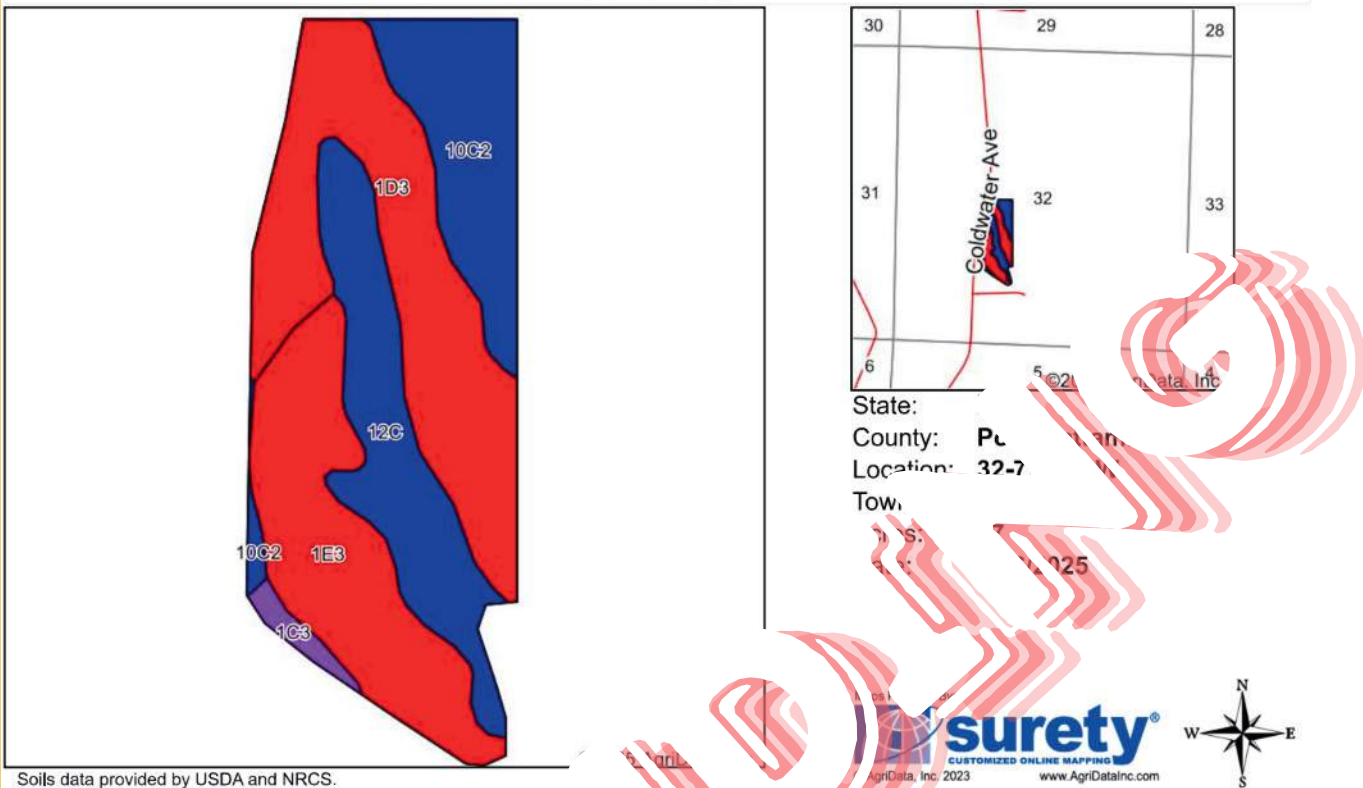
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TRACT 3 - Soil Map

Soils Map



Soils data provided by USDA and NRCS.

Area Symbol: IA155, Soil Area Version: 30

Code	Soil Description	Acres	Per field	CSRP	Corr	Com Bu	*i Soybeans Bu	CSR2**	CSR	*n NCCPI Soybeans
1D3	Ida silt loam, 9 to 14 percent slopes, severely eroded	5	34.1		Ille	126.4	36.7	32	40	58
1E3	Ida silt loam, 14 to 20 percent slopes, severely eroded	1	5.0		Ive	97.6	28.3	18	30	54
12C	Napier silt loam, 5 to 9 percent slopes	2	40.0		Ille	214.4	62.2	89	62	87
10C2	Monona silt loam, 5 percent slopes, eroded	2	98.0		Ille	211.2	61.2	86	63	76
1C3	Ida silt loam, 5 to 8 percent slopes, severely eroded	1	28.0	1.6%	Ille	155.2	45.0	58	50	61
Weighted Average						3.26	152.5	44.2	50.1	46.2
										*n 66.2

**IA has updated the CSR values from county to CSR2.

*i Yield data provided by the ISPAIL 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

TRACT 4- 162.11 taxable acres m/l

\$13,500/acre

\$2,188,485



162.11 TAXABLE ACRES

119.42 FSA CROPLAND ACRES

57.6 CSR 2

Directions to the Property: 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: Hazel Dell Townships 5, 6, 7 and 8, Pottawattamie County, Iowa.

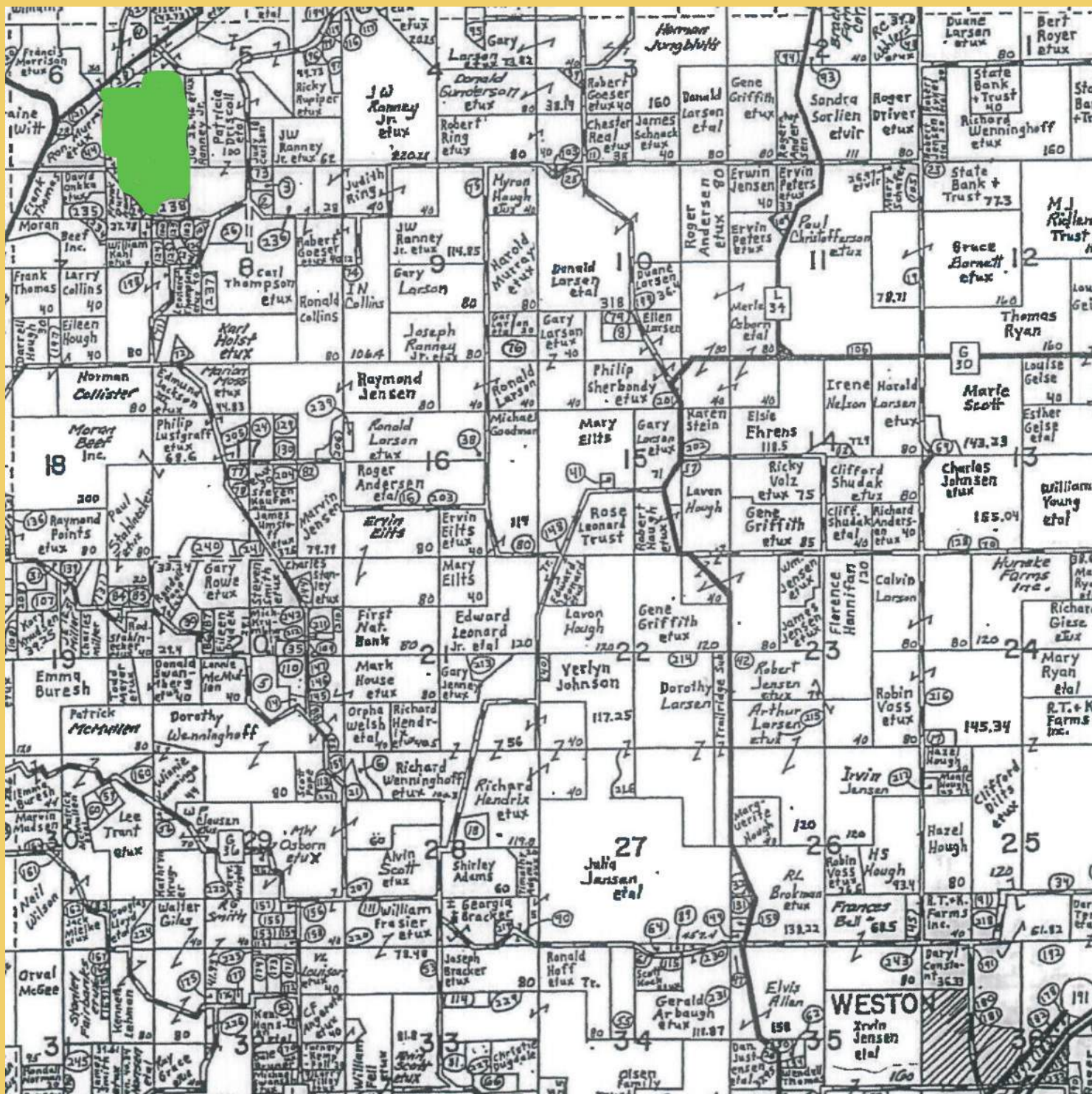
FSA Info: Farm# 6323 Tract: 3378

Taxes: \$4126

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

Very appealing tract of farmland with some pasture in Southern part of property. Northern and Eastern parts of property are excellent quality. 116.23 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. FSA Info upon request

TRACT 4 - Plat Map



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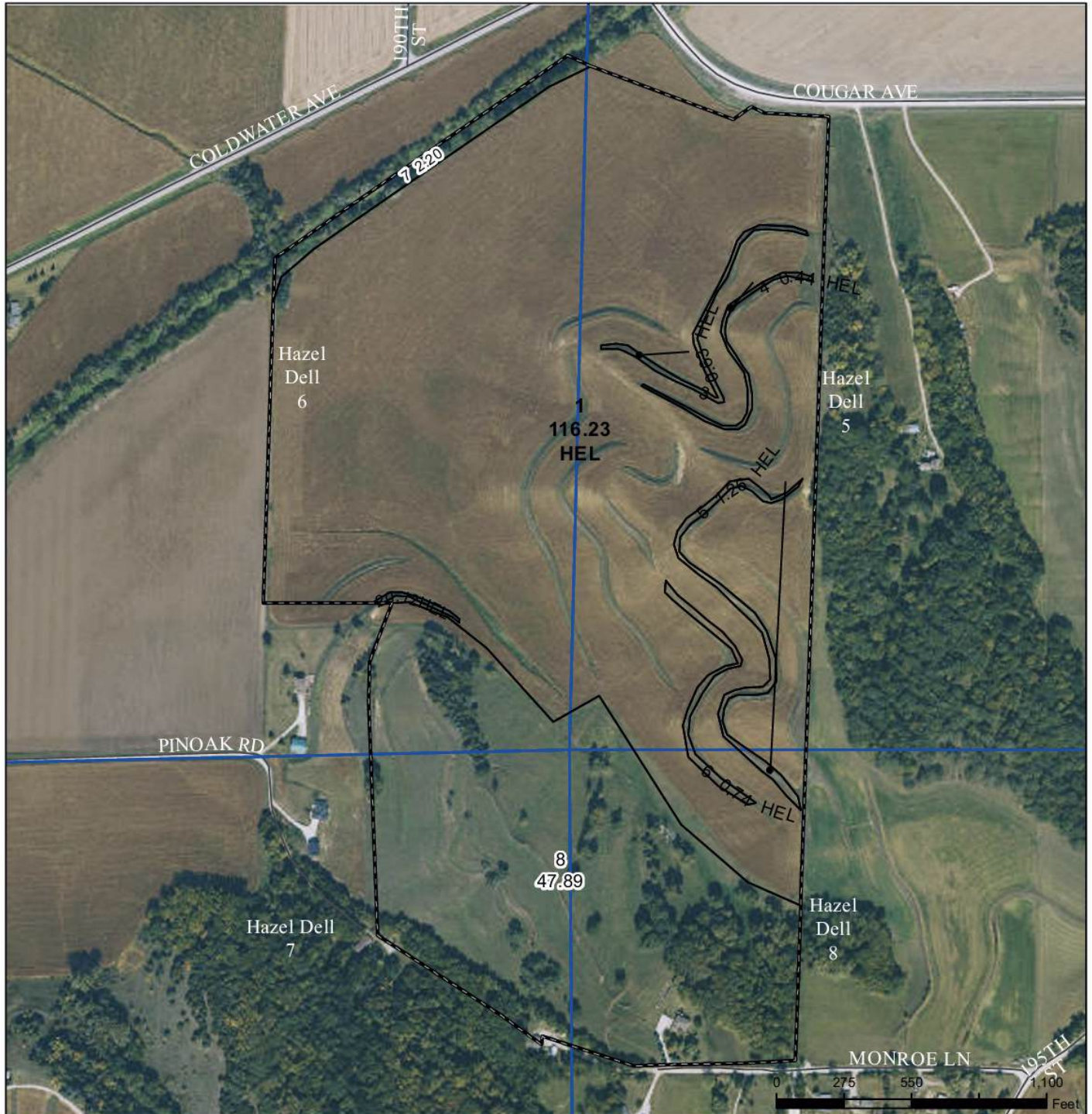
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TRACT 4 - FSA Info



United States
Department of
Agriculture

West Pottawattamie Program Area, Iowa



Legend

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

Wetland Determination Identifiers

- Restricted Use
- ▼ Limited Restrictions
- Exempt from Conservation

Tract Cropland Total: 119.42 acres

2025 Program Year

Map Created April 17, 2025

Farm **6323**

Tract **3378**

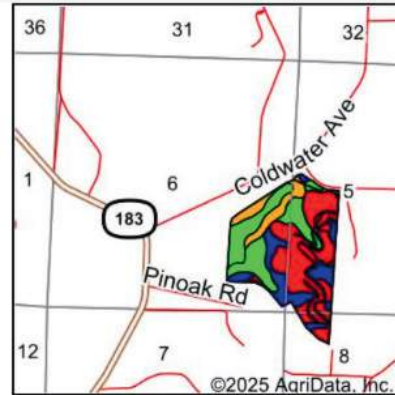
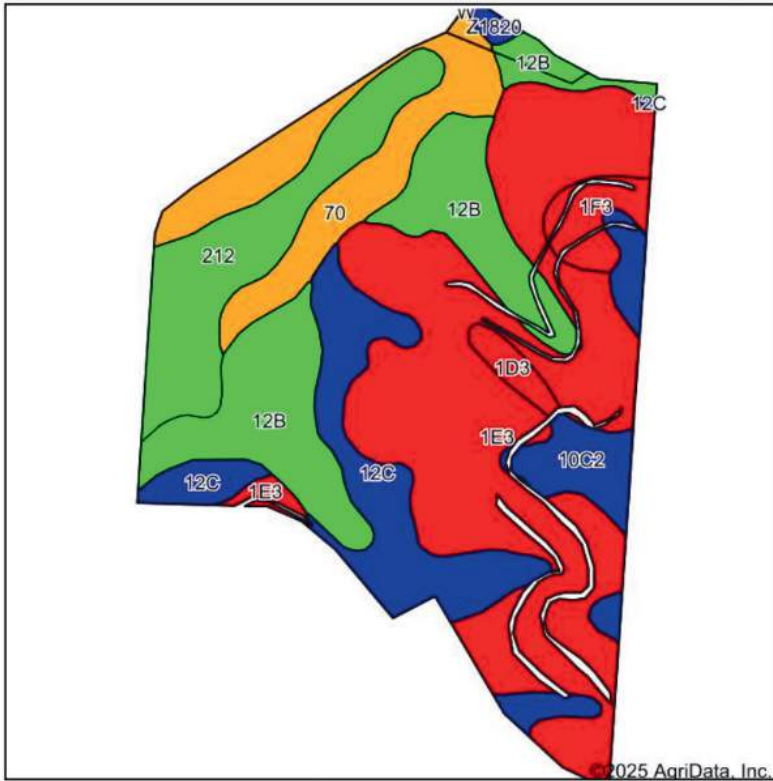
Spencer Groups
322 E. 7th St
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TRACT 4 - Soil Map

Soils Map



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



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
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.	IIe	230.4	66.8	93	77	89
12C	Napier silt loam, 5 to 9 percent slopes	15.11	12.8%		> 6.5ft.	IIIe	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	5.96	5.0%		> 6.5ft.	IIIe	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
1D3	Ida silt loam, 9 to 14 percent slopes, severely eroded	1.44	1.2%		> 6.5ft.	IIIe	126.4	36.7	32	40	58
Z1820	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.

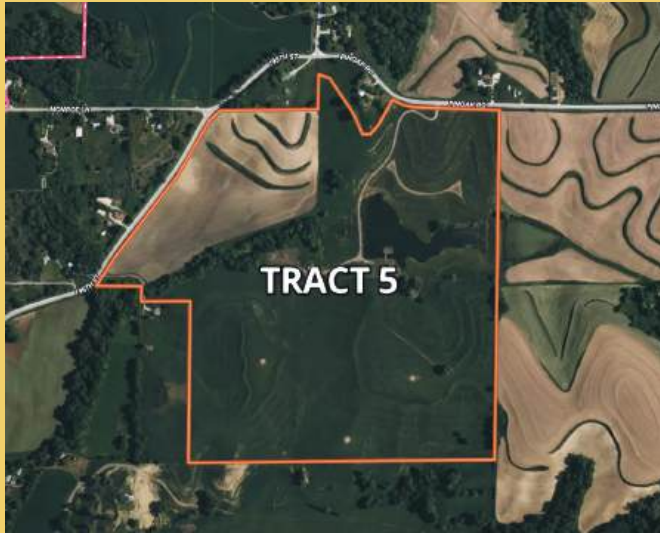
*- CSR weighted average cannot be calculated on the current soils data, use prior data version for csr values.*i Yield data provided by the ISPAID Database version 8.1.1 developed by IA State University.

*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

TRACT 5 - 146.23 taxable acres m/l

\$14,000/acre
\$2,005,220



146.23 TAXABLE ACRES

125.98 Cropland Acres. Part of Farm is in Pasture/Grass.

Farm features a pond.

46.9 Overall CSR 2

Directions to the Property: From Crescent Iowa, North on Old Lincoln Highway to Coldwater Ave. East on Coldwater Ave approximately ¼ miles to Cougar Ave. South on 195th Street to the “T” Farm has frontage on both 195th St and Pinoak Road.

Brief Legal: Hazel Dell Township Section 8, Pottawattamie County, Iowa.

FSA Info: Farm# 6323 Tract: 5938

Taxes: \$2628

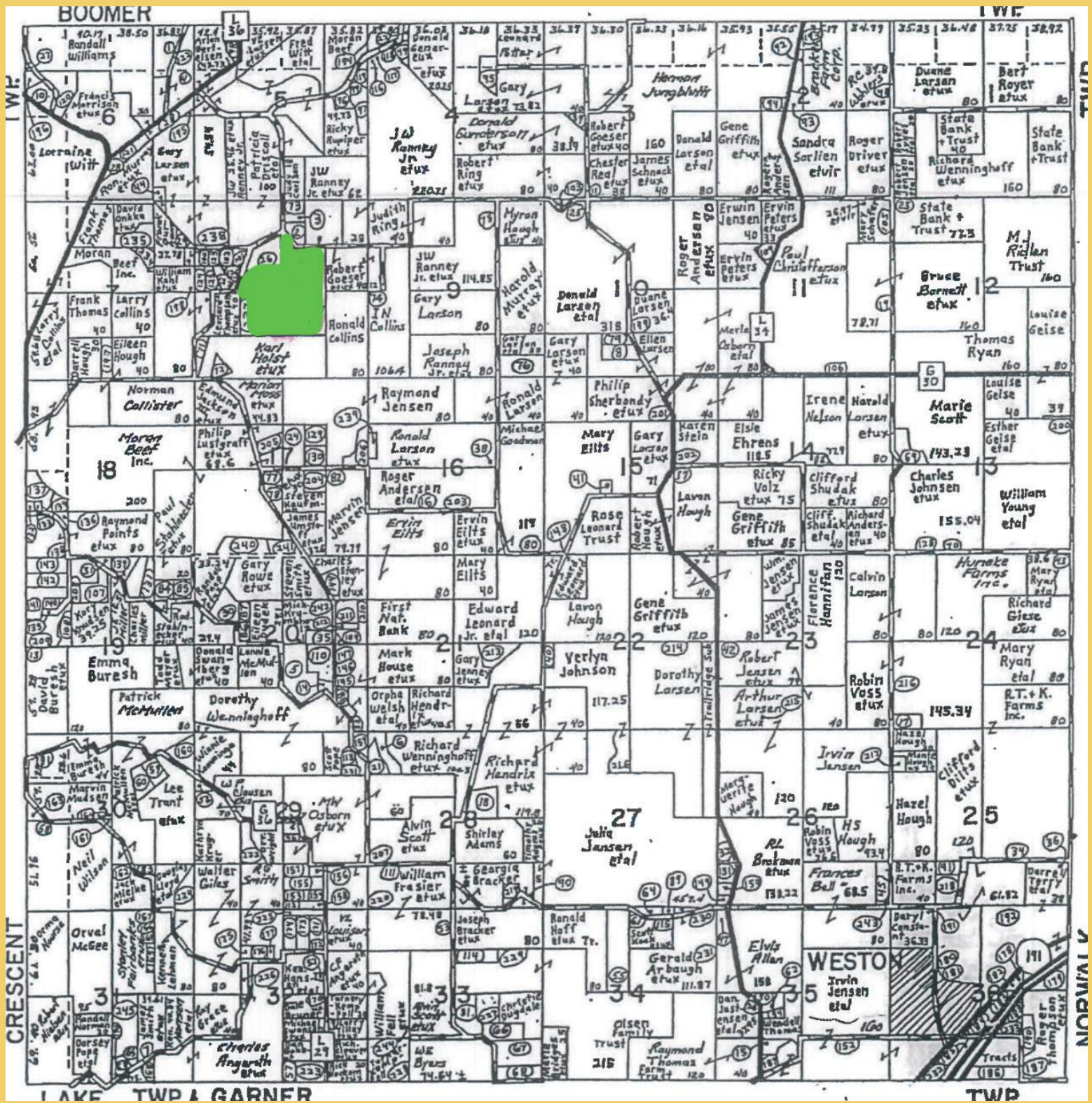
Note: There are maintenance contracts on this farm with NRCS. Contract copies upon request.

Eye appealing tract of land with excellent stocked farm pond. Which appears to be approx. 4.5-5 acres in size. Farm fenced with excellent pasture. Entrance to tillable land located on 195th St. Tract 5 located South of Tract 4 and Tract 9. Tillable land is located across from Monroe Lane. Very very attractive piece of land. Farm also has a machine shed, cattle working facility which adds to the functionality of the pasture. Several places on property would make ideal home building sites.

Located closed to Crescent, the Mormon Bridge, and North Omaha.

Possibility for up to 7 homes on this Tract subject to NRCS watershed rules. Ask agent for details.

TRACT 5 - Plat Map



Spencer Groups
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Logan, IA 51546

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TRACT 5 - FSA Info



United States
Department of
Agriculture

West Pottawattamie Program Area, Iowa



Legend

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

Wetland Determination Identifiers

- Restricted Use
- ▼ Limited Restrictions
- Exempt from Conservation

Tract Cropland Total: 125.98 acres

2025 Program Year

Map Created April 17, 2025

Farm **6323**

Tract **5938**

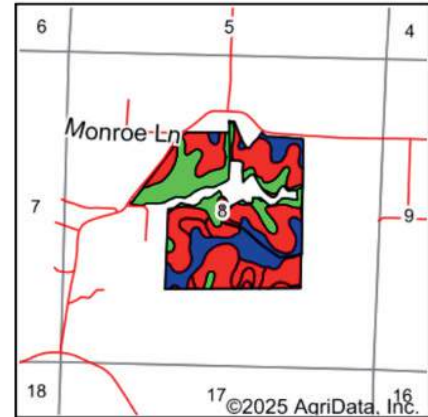
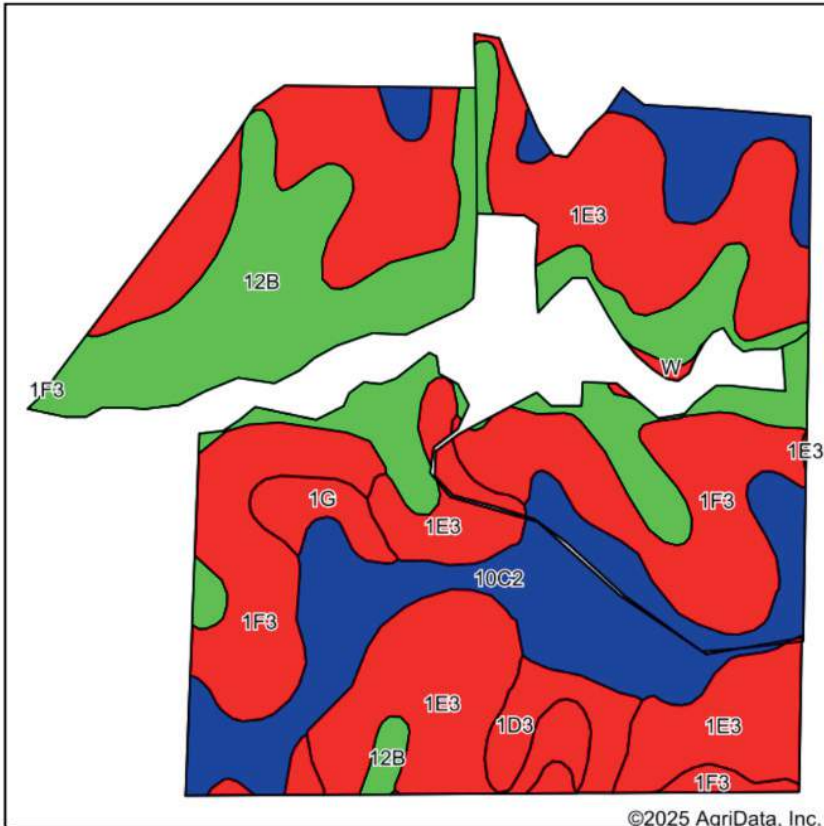
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TRACT 5 - Soil Map

Soils Map



State: **Iowa**
 County: **Pottawattamie**
 Location: **8-76N-43W**
 Township: **Hazel Dell**
 Acres: **123.87**
 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	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	43.34	35.0%		IVe	97.6	28.3	18	30	54
12B	Napier silt loam, 2 to 5 percent slopes	28.84	23.3%		Ile	230.4	66.8	93	77	89
10C2	Monona silt loam, 5 to 9 percent slopes, eroded	23.95	19.3%		IIle	211.2	61.2	86	63	76
1F3	Ida silt loam, 20 to 30 percent slopes, severely eroded	21.99	17.8%		VIe	88.0	25.5	8	10	10
1D3	Ida silt loam, 9 to 14 percent slopes, severely eroded	3.22	2.6%		IIIe	126.4	36.7	32	40	58
1G	Ida silt loam, 30 to 40 percent slopes	2.23	1.8%		VIIe	88.0	25.5	6	5	11
W	Water	0.30	0.2%			0.0	0.0	0	0	
Weighted Average					*-	149.1	43.2	46.9	43.5	*n 57.8

**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"

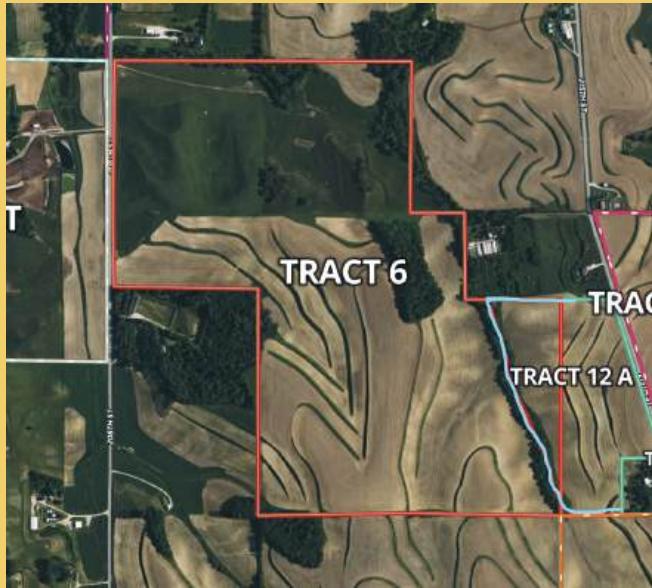
*c: Using Capabilities Class Dominant Condition Aggregation Method

*- Non Irr Class weighted average cannot be calculated on the current soils data due to missing data.

TRACT 6 - 230.67 taxable acres m/l

\$14,000/acre

\$3,229,380



230.67 TAXABLE ACRES

Final Acres to be determined by survey of eastern portion of farm.

Tillable - Estimated 179 acres. Part of Farm is in Pasture/Grass. Bases combined with other tracts

54.4 Overall CSR 2

Directions to the Property: From Underwood Iowa, West on Mahogany Road (G30) to Road L34. North on Road L34 to Pinoak Road. West on Pinoak Road 3 miles, then south on 208th Street 1 mile. Farm is on the East side of road and bordered by Tract 12 on the East and the Feedlot on the West..

**FSA Info: Farm# 4599 Tract: 4377
Farm 3626 Tract 1919; Farm 2910
Tract 2811; Farm 4374 Tract 4187 &
Tract 6319 Tract 4713**

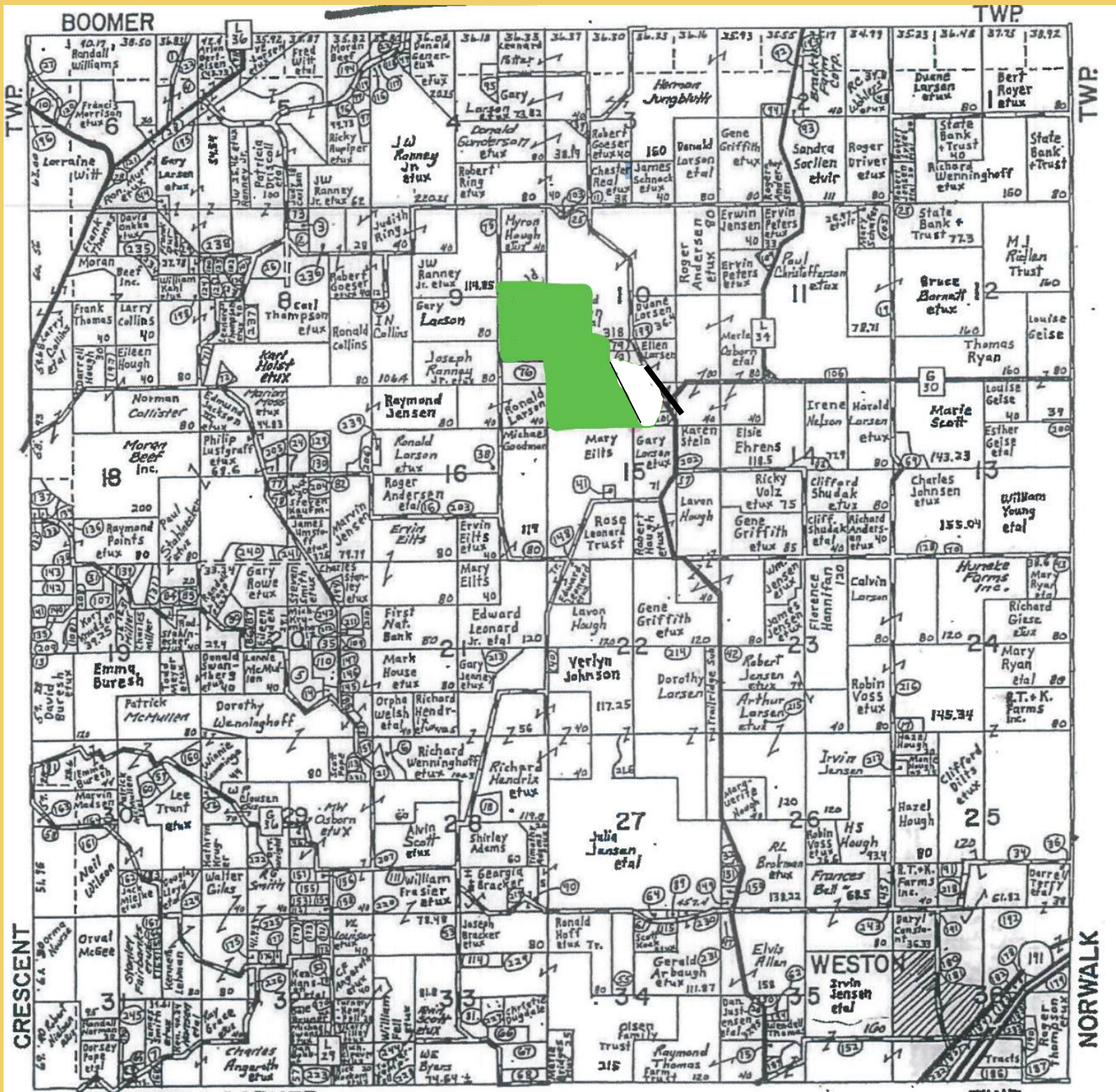
Taxes: \$6690 (adj. after survey)

Brief Legal: Hazel Dell Townships 9, 10 and 15, Pottawattamie County, Iowa.

Note: There are maintenance contracts with NRCS on this Tract.
Contract copies upon request.

Bordered by 208th St. on West side. Adjacent to Feedlot (Tract 11). Eastern boundary on property borders Tract 12. The Easterly 12.72 acres of this tract is being added to Tract 12A on the East. Western part of property is grass pasture. Farm would make an excellent companion of Feedlot (Tract 11). Northern part of property is approx. 70 acres of grass. FSA Info upon request.

TRACT 6 - Plat Map

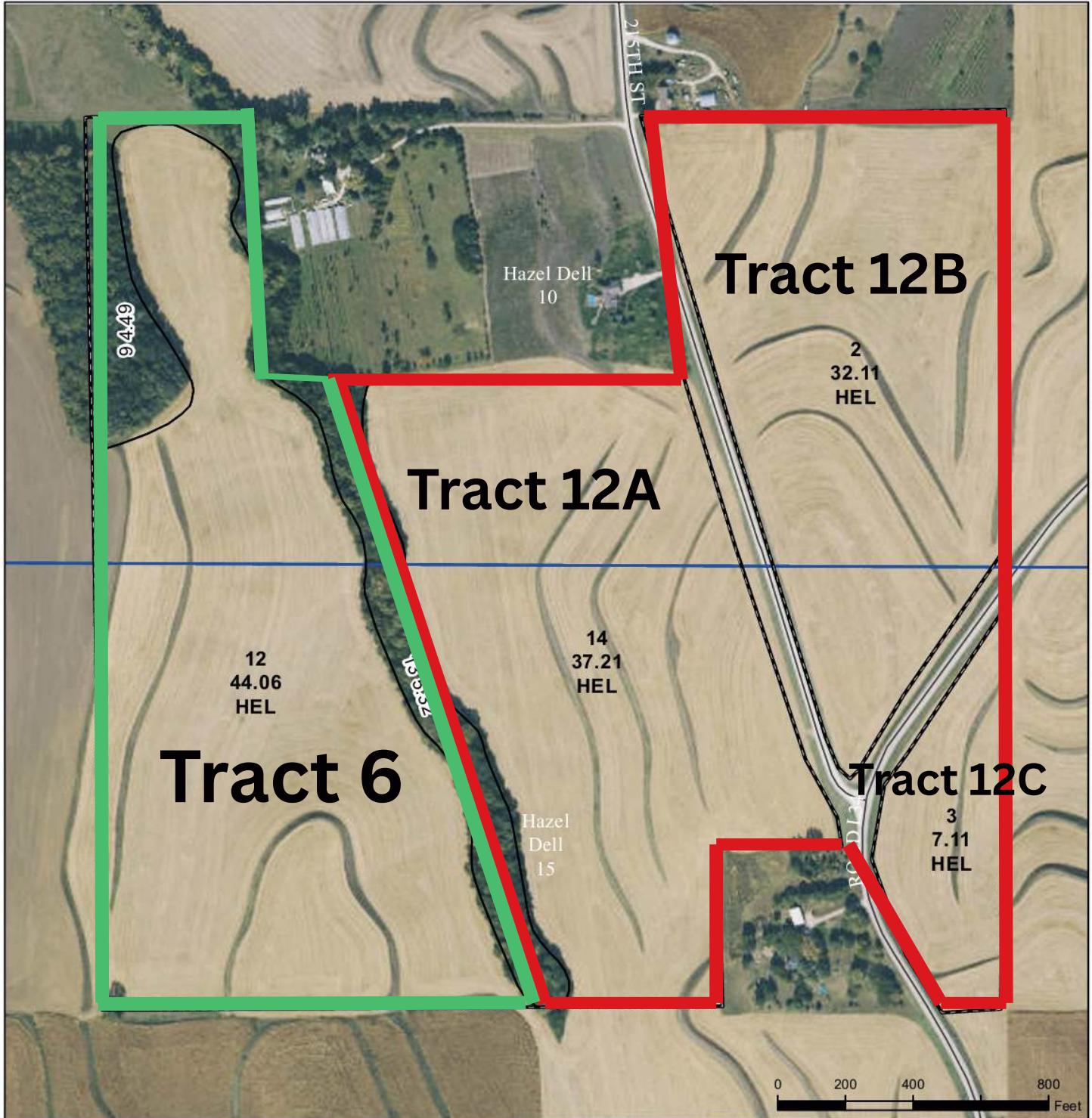


TRACT 6 - FSA Info



United States
Department of
Agriculture

West Pottawattamie Program Area, Iowa



Legend

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

Wetland Determination Identifiers

- Restricted Use
- ▼ Limited Restrictions
- Exempt from Conservation Compliance Provisions

Tract Cropland Total: 120.49 acres

2025 Program Year

Map Created March 26, 2025

Farm **4599**

Tract **4377**

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

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402-510-3276

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TRACT 6 - FSA Info



United States
Department of
Agriculture

West Pottawattamie Program Area, Iowa



Legend

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

Wetland Determination Identifiers

- Restricted Use
- ▼ Limited Restrictions
- Exempt from Conservation

Tract Cropland Total: 73.61 acres

2025 Program Year

Map Created March 26, 2025

Farm **3626**

Tract **1919**

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

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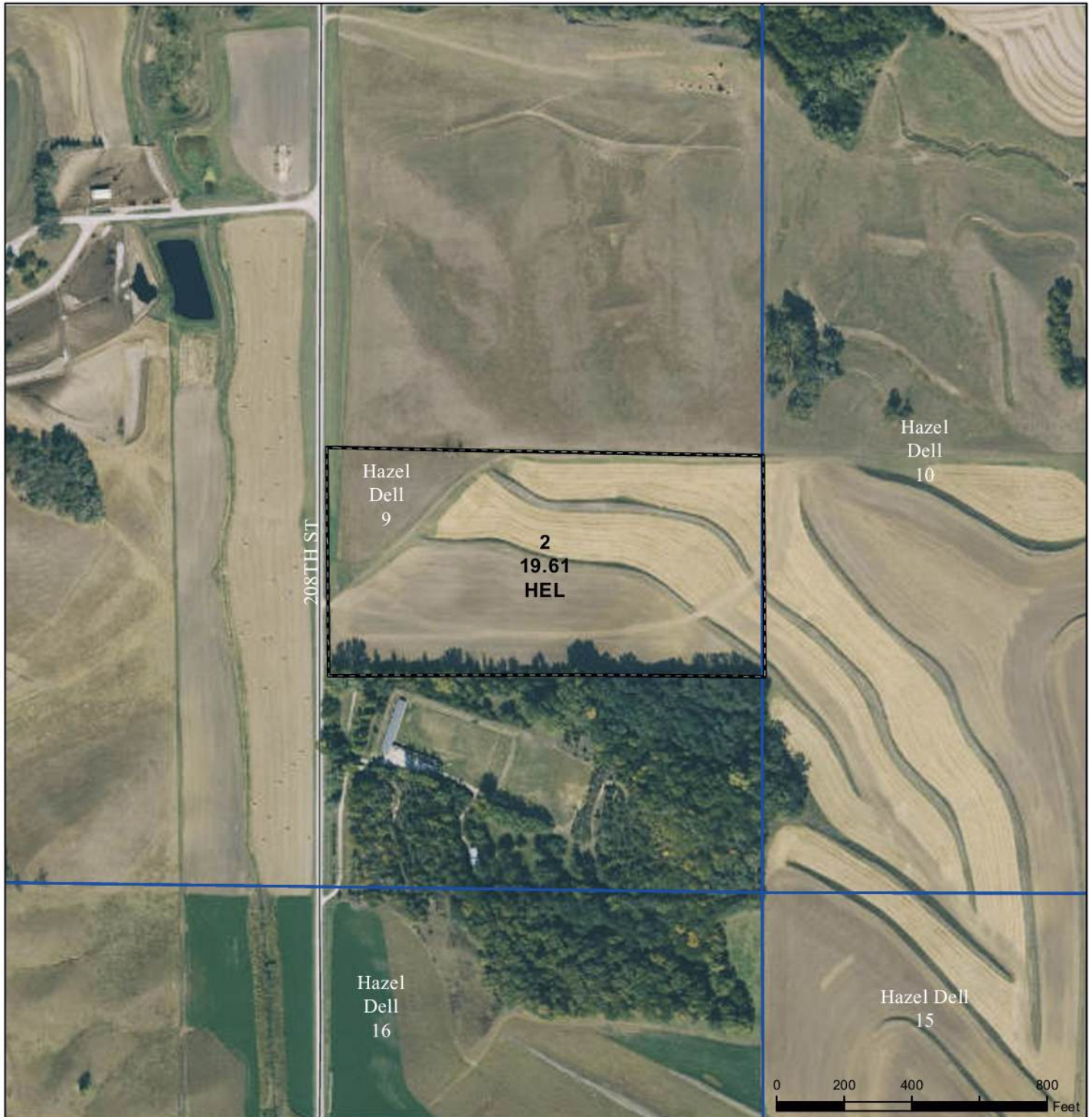
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TRACT 6 - FSA Info



United States
Department of
Agriculture

West Pottawattamie Program Area, Iowa



Legend

Non-Cropland CRP Iowa PLSS
Cropland Tract Boundary Iowa Roads

Wetland Determination Identifiers

- Restricted Use
- ▼ Limited Restrictions
- Exempt from Conservation
- Compliance Provisions

Tract Cropland Total: 19.61 acres

2025 Program Year

Map Created March 26, 2025

Farm **2910**

Tract **2811**

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

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TRACT 6 - FSA Info



United States
Department of
Agriculture

West Pottawattamie Program Area, Iowa



Legend

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

Wetland Determination Identifiers

- Restricted Use
- ▼ Limited Restrictions
- Exempt from Conservation
- Compliance Provisions

Tract Cropland Total: 37.79 acres

2025 Program Year

Map Created March 26, 2025

Farm **4374**

Tract **4187**

TRACT 6 - FSA Info



United States
Department of
Agriculture

West Pottawattamie Program Area, Iowa



Legend

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

Wetland Determination Identifiers

- Restricted Use
- ▼ Limited Restrictions
- Exempt from Conservation

Tract Cropland Total: 34.06 acres

2025 Program Year

Map Created April 17, 2025

Farm **6319**

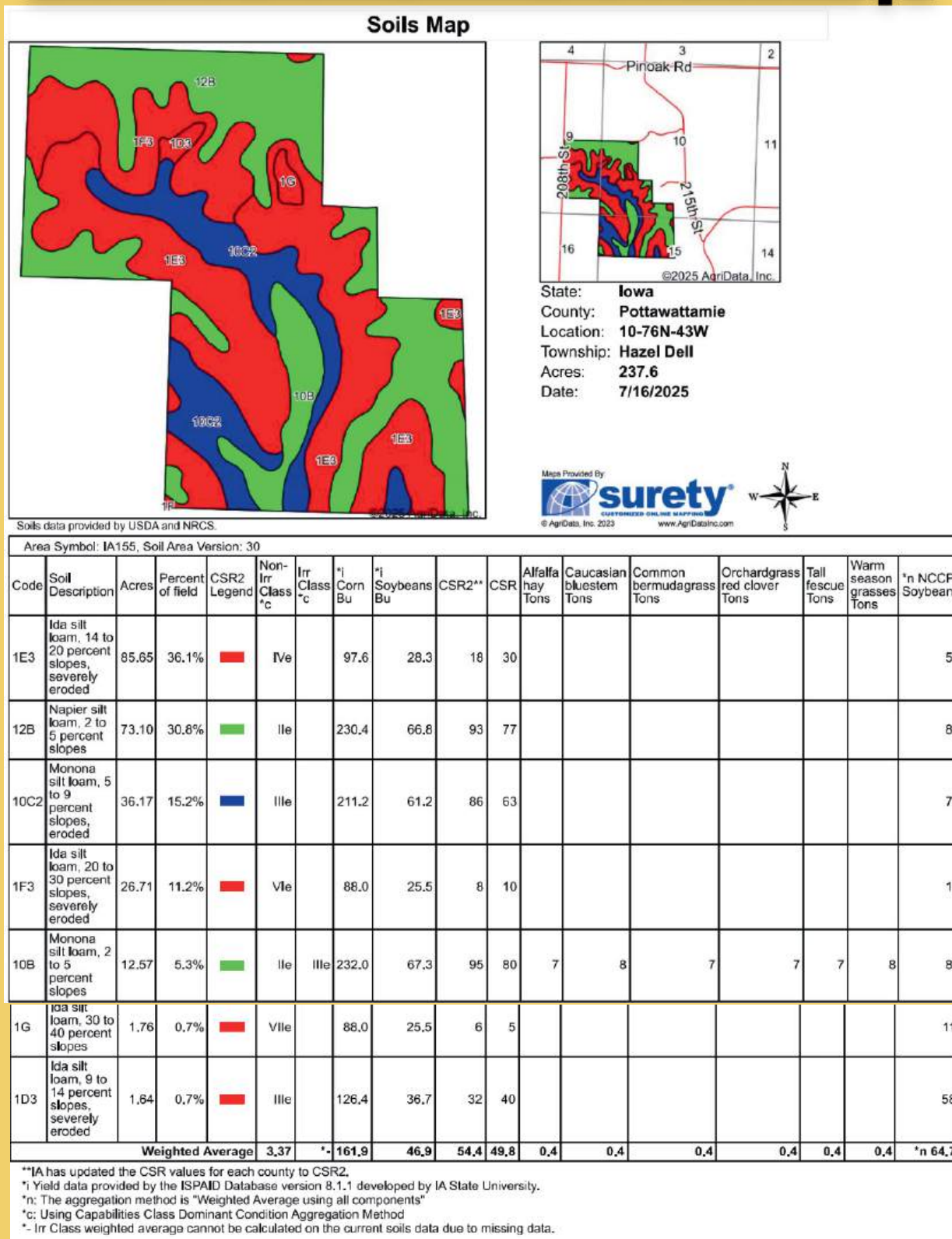
Tract **4713**

Spencer Groups
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Logan, IA 51546

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TRACT 6 - Soil Map



TRACT 7 - 43.07 taxable acres m/l

43.07 TAXABLE ACRES

41.42 FSA Cropland Acres

70.5 CSR 2

\$16,000/acre

\$689,120

Directions to the Property: From Underwood Iowa, West on Mahogany Road (G30) to Road L34. North on Road L34 2 ½ miles, then West on Sumac Road 1 ½ miles, then North on 210th Street. Farm is located East of 210th Street and south of Pigeon Creek.

Brief Legal: Boomer Township Section 27 part SENW, Part SWNE and Part NESW, Pottawattamie County, Iowa.

FSA Info: Farm# 5438

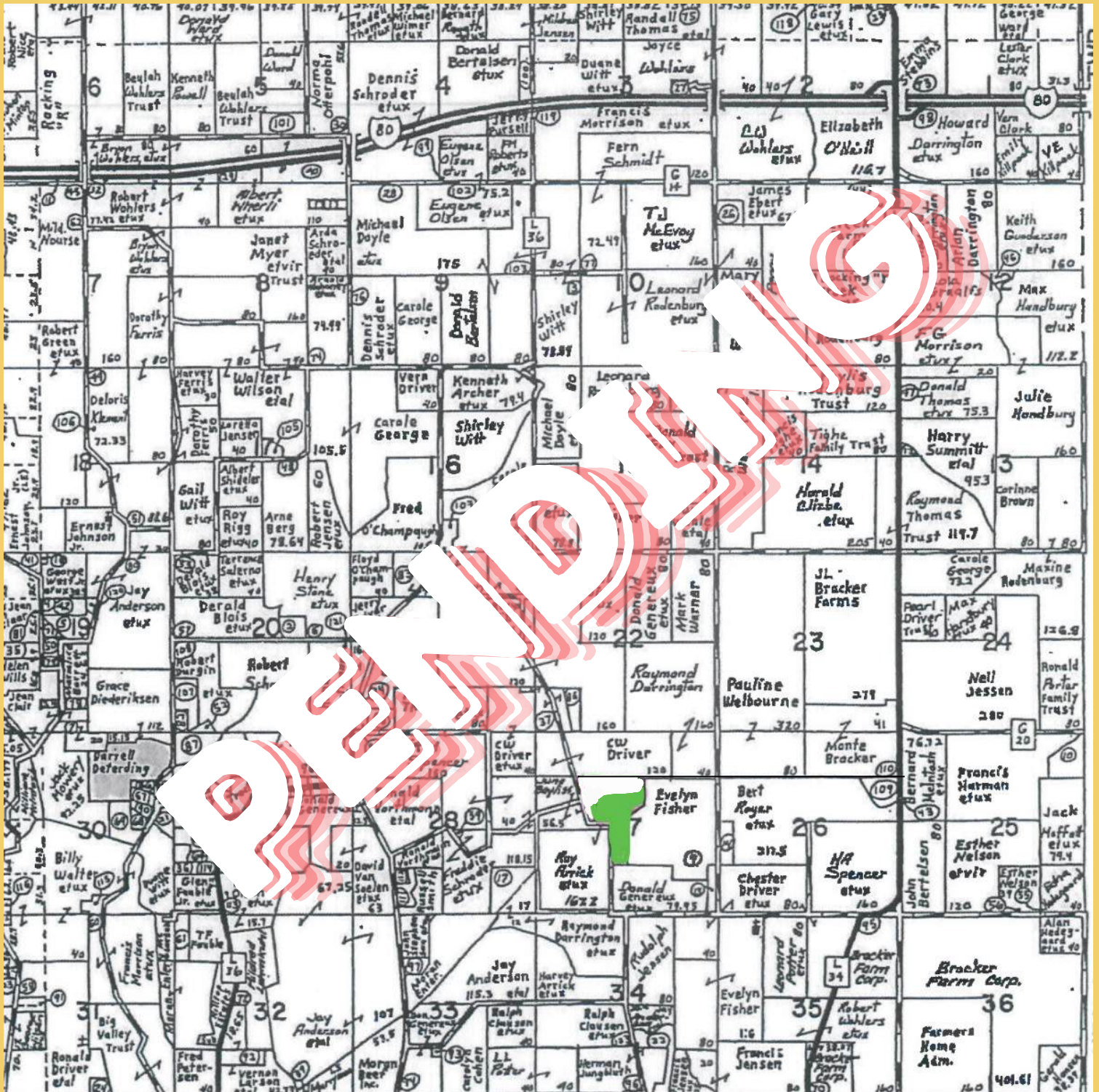
Tract: 4980

Taxes: \$



High Quality Tract of Land! 41.42 cropland acres of high quality, very desirable Pigeon Creek bottomland with a 70.5 CSR2!

TRACT 7 - Plat Map

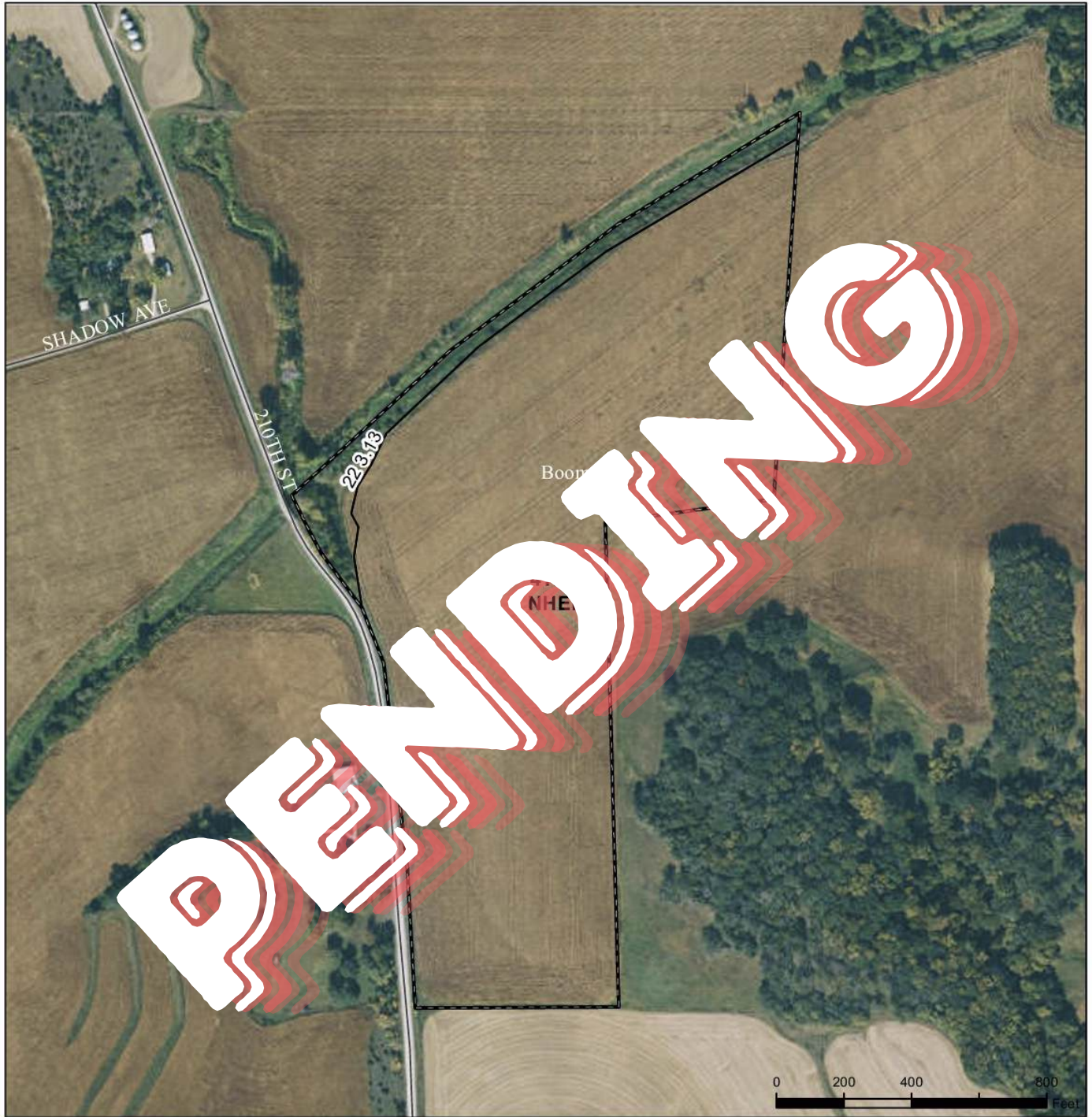


TRACT 7 - FSA Info



United States
Department of
Agriculture

West Pottawattamie Program Area, Iowa



Legend

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

Wetland Determination Identifiers

- Restricted Use
- Limited Restrictions
- Exempt from Conservation
- Compliance Provisions

Tract Cropland Total: 41.42 acres

2025 Program Year

Map Created March 26, 2025

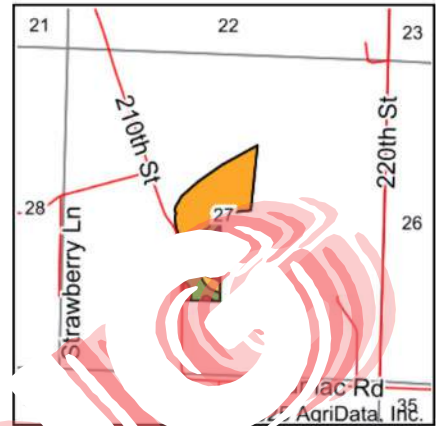
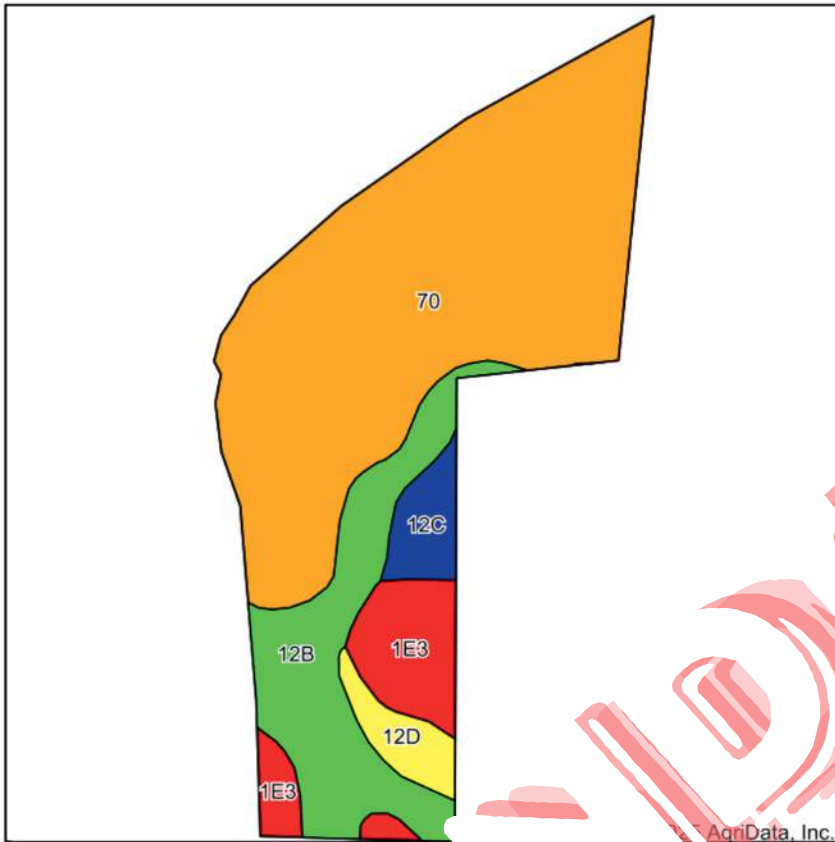
Farm 5438

Tract 4980

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TRACT 7 - Soil Map

Soils Map



Location: **27-77N-43W**
 Township: **Boomer**
 Acres: **41.42**
 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:

Code	Soil Description	Area (Acres)	Percent of Total	Water Table	Non-Irr Class *c	*i Corn Bu	*i Soybeans Bu	CSR2**	CSR	*n NCCPI Soybeans
70	McPaul silt loam, 0 to 2 percent slopes	3.92	9.5%	1ft.	Iw	195.2	56.6	71	78	86
12B	Napier silt loam slopes	1.61	3.9%	> 6.5ft.	Ile	230.4	66.8	93	77	89
1E3	Ida silt loam, 14 to 20 percent slopes, severely eroded	1.48	3.6%	> 6.5ft.	IVe	97.6	28.3	18	30	54
12C	Napier silt loam, 5 to 9 percent slopes	1.61	3.9%	> 6.5ft.	IIIe	214.4	62.2	89	62	87
12D	Napier silt loam, 9 to 14 percent slopes	1.48	3.6%	> 6.5ft.	IIIe	177.6	51.5	62	55	79
Weighted Average					1.62	192.7	55.9	70.5	71.8	*n 83.3

**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

TRACT 8 - 153.2 taxable acres m/l

153.2 TAXABLE ACRES
152.74 FSA CROPLAND ACRES
66.8 CSR2

\$15,500/acre
\$2,374,600

Directions to the Property: 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.

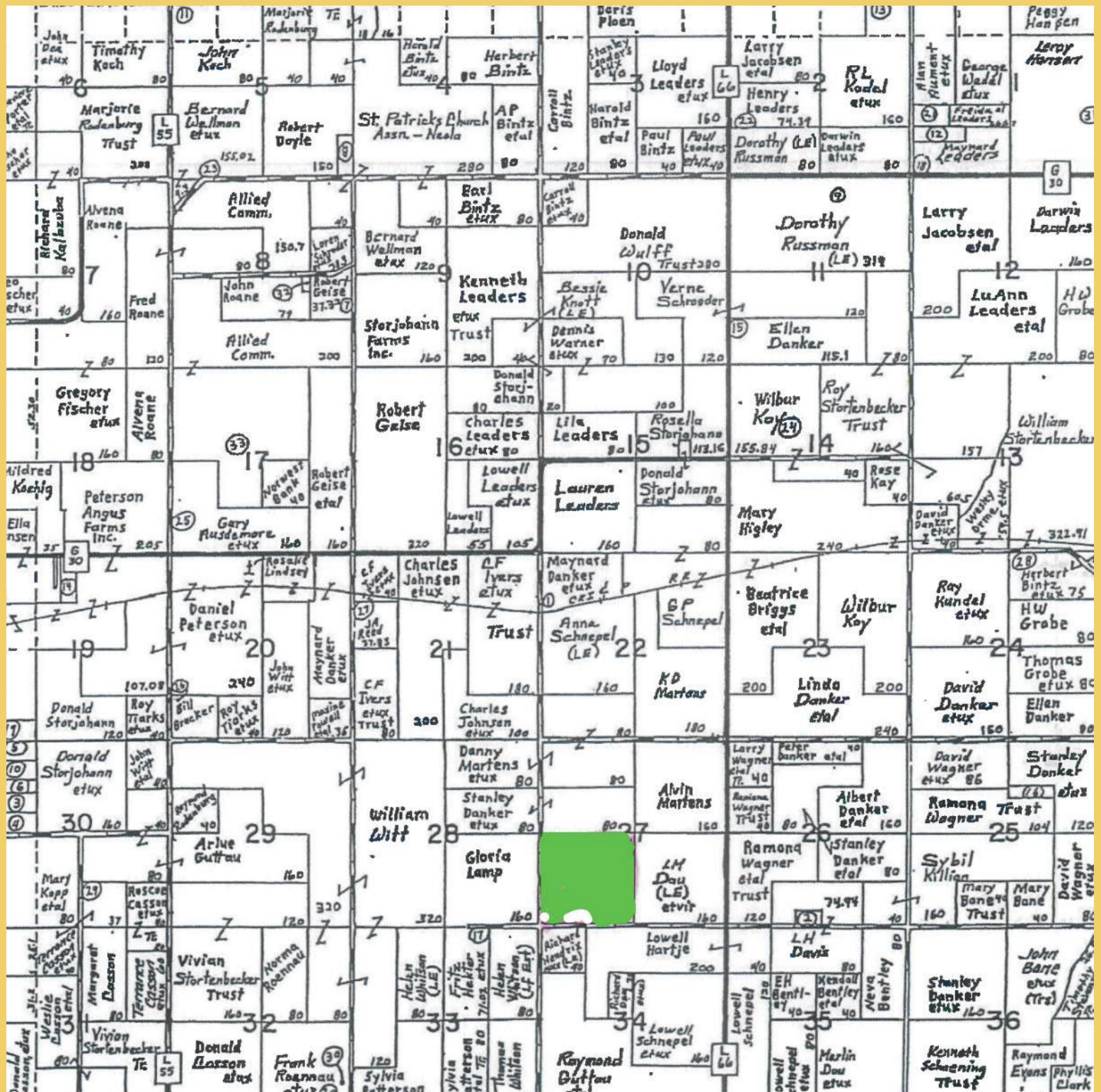


FSA Info: Farm# 4599 Tract: 287
Taxes: \$5248 estimated

Note: Approximately $\frac{1}{2}$ acre has been sold to Regional Water in the Southwest corner of this farm. Split is not complete through Pottawattamie County. Acres and taxes adjusted after county split.

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

TRACT 8 - Plat Map



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

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402-510-3276

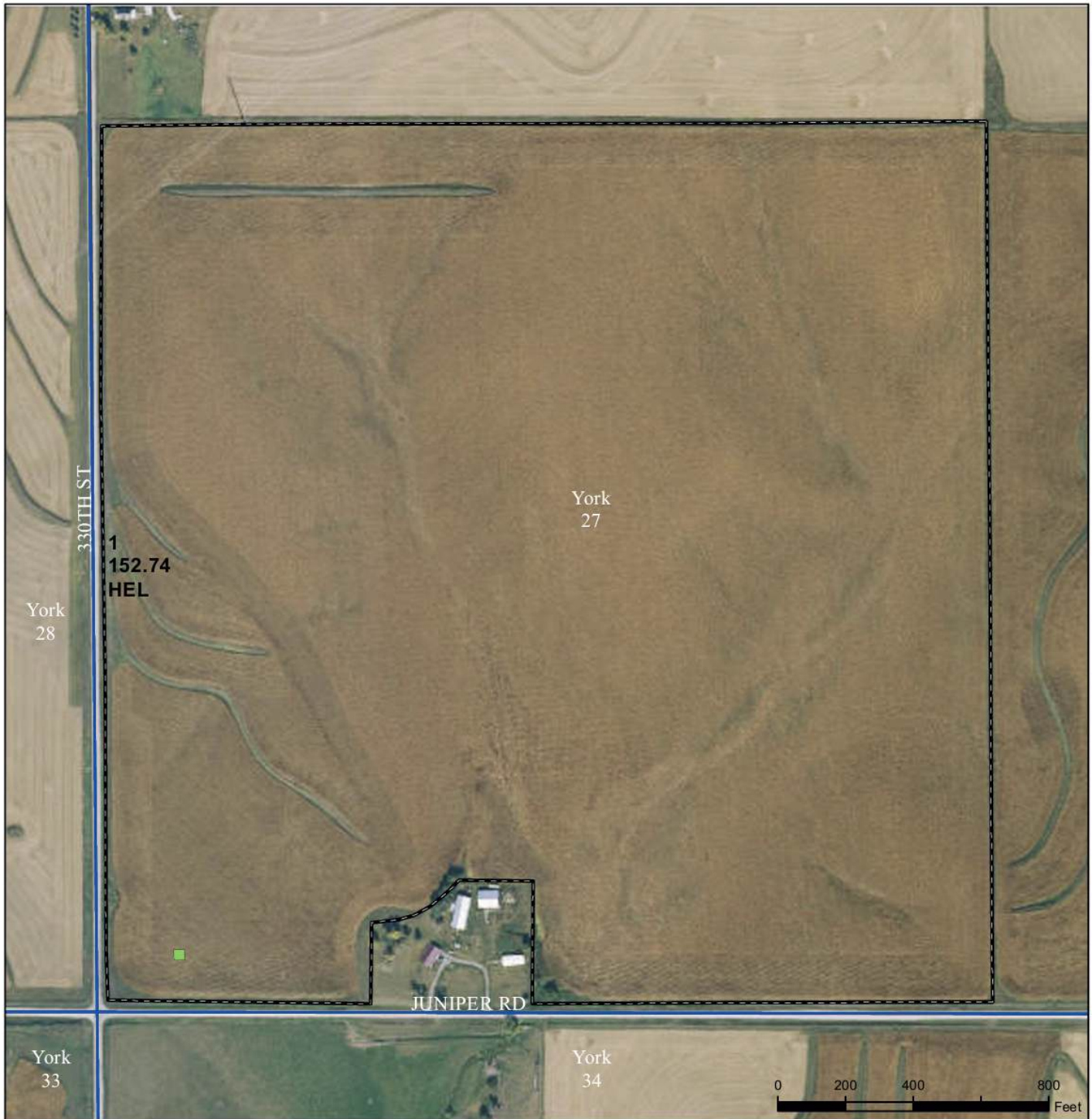
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TRACT 8 - FSA Info



United States
Department of
Agriculture

West Pottawattamie Program Area, Iowa



Legend

Non-Cropland CRP Iowa PLSS
Cropland Tract Boundary Iowa Roads

Wetland Determination Identifiers

- Restricted Use
- ▼ Limited Restrictions
- Exempt from Conservation Compliance Provisions

Tract Cropland Total: 152.74 acres

2025 Program Year

Map Created March 26, 2025

Farm 4599

Tract 287

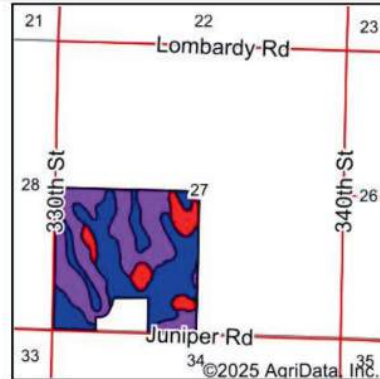
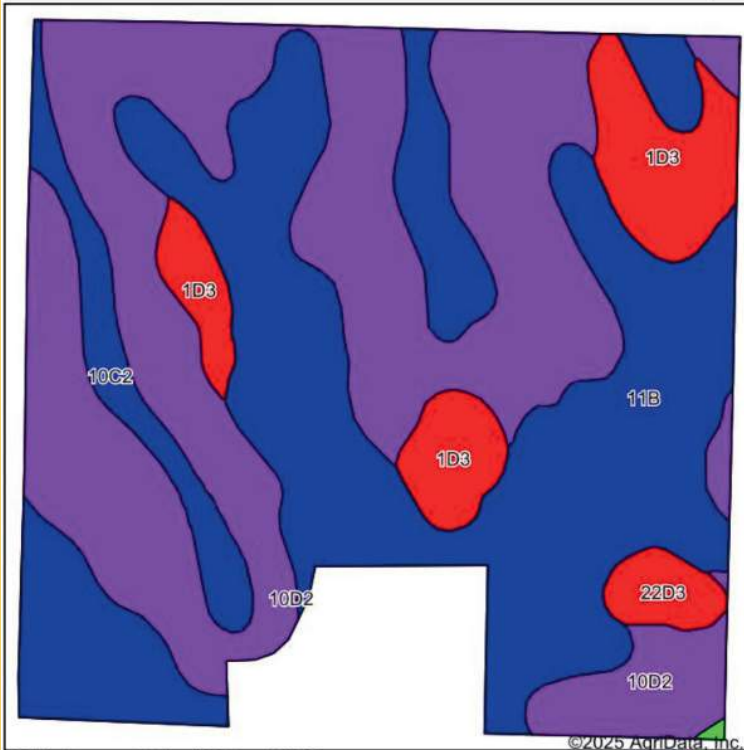
Spencer Groups
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Logan, IA 51546

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TRACT 8 - Soil Map

Soils Map



State: **Iowa**
 County: **Pottawattamie**
 Location: **27-76N-41W**
 Township: **York**
 Acres: **144.95**
 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	*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.	Ille	177.6	51.5	60	53	70	
11B	Ackmore-Colo-Judson complex, 0 to 5 percent slopes	52.35	36.1%		1ft.	Ilw	200.0	58.0	81	63	79	
1D3	Ida silt loam, 9 to 14 percent slopes, severely eroded	12.70	8.8%		> 6.5ft.	Ille	126.4	36.7	32	40	58	
10C2	Monona silt loam, 5 to 9 percent slopes, eroded	12.51	8.6%		> 6.5ft.	Ille	211.2	61.2	86	63	76	
22D3	Dow silt loam, 9 to 14 percent slopes, severely eroded	2.38	1.6%		> 6.5ft.	Ille	126.4	36.7	26	37	58	
9B	Marshall silty clay loam, 2 to 5 percent slopes	0.11	0.1%		> 6.5ft.	Ile	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 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

TRACT 9 - 205.14 taxable acres m/l

205.14 TAXABLE ACRES

195.46 TILLABLE

(APPROXIMATE)

***BASES COMBINED WITH**

OTHER TRACTS

43.4 CSR 2

\$12,500/acre

\$2,564,250

Directions to the Property: 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.

Note: Tract 9 is bordered by Tract 1 on the East.

Brief Legal: Hazel Dell Township Sections 4 and 5, Pottawattamie County, Iowa.



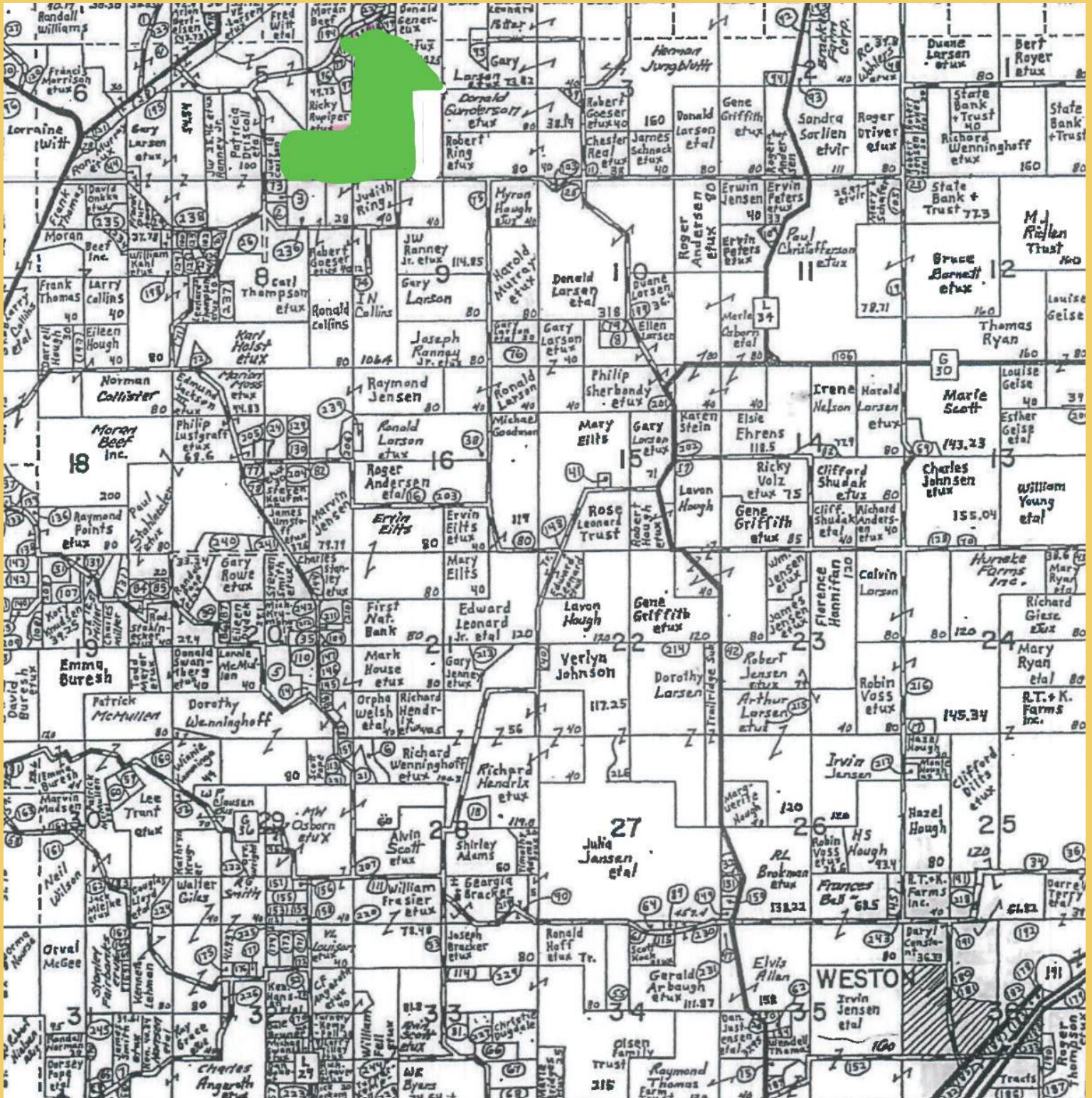
FSA Info: Farm# 4023 Tract:669

Taxes: \$4558

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

This tract adjoins tract 1, which if purchased together will be 544.3 taxable acres. Combination quality farmland with timbered area makes for an excellent hunting property. FSA agreements upon request.

TRACT 9 - Plat Map



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

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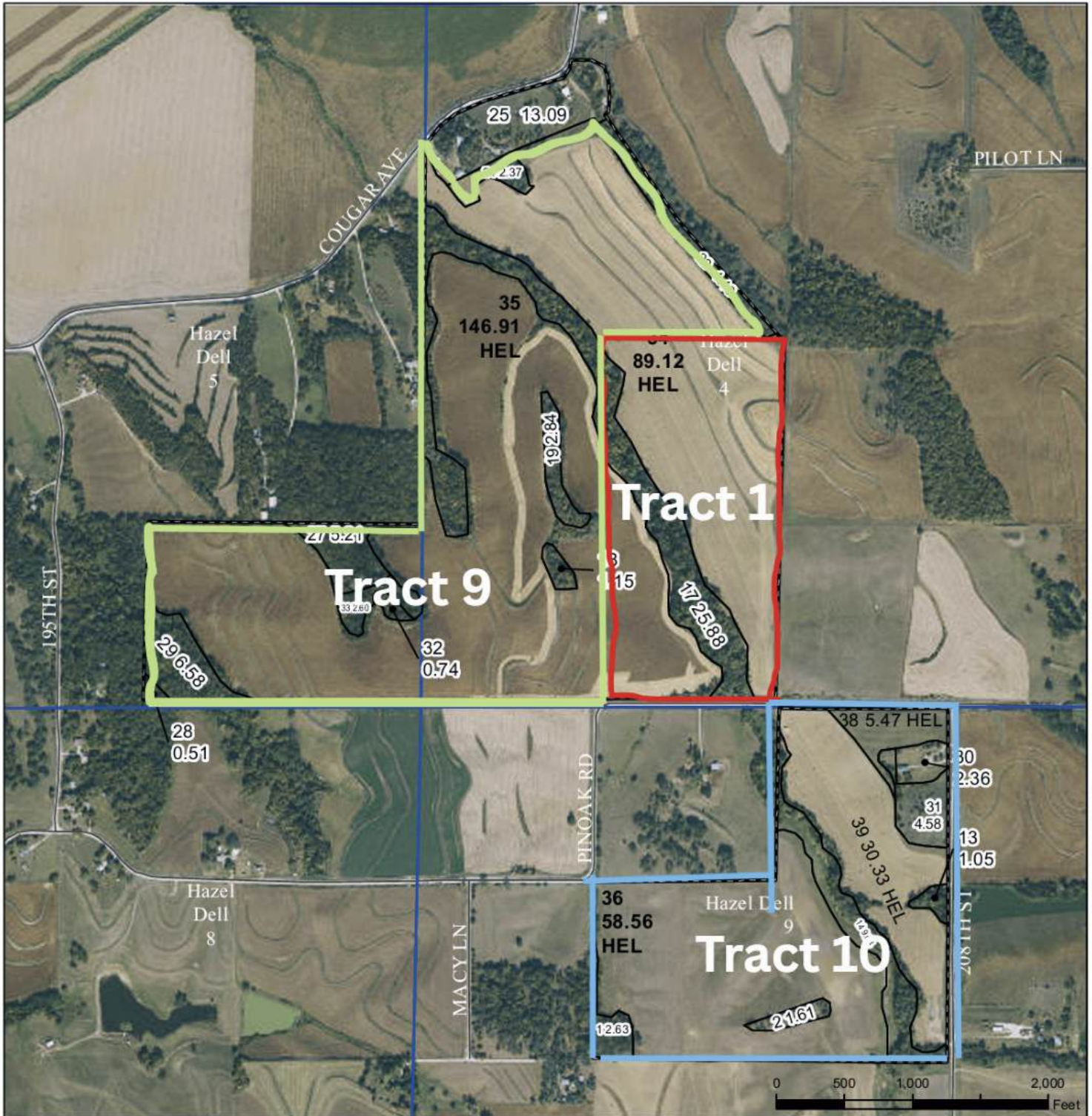
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TRACT 9 - FSA Info



United States
Department of
Agriculture

West Pottawattamie Program Area, Iowa



Legend

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

Wetland Determination Identifiers

- Restricted Use

2025 Program Year

Map Created March 26, 2025

Farm 4023

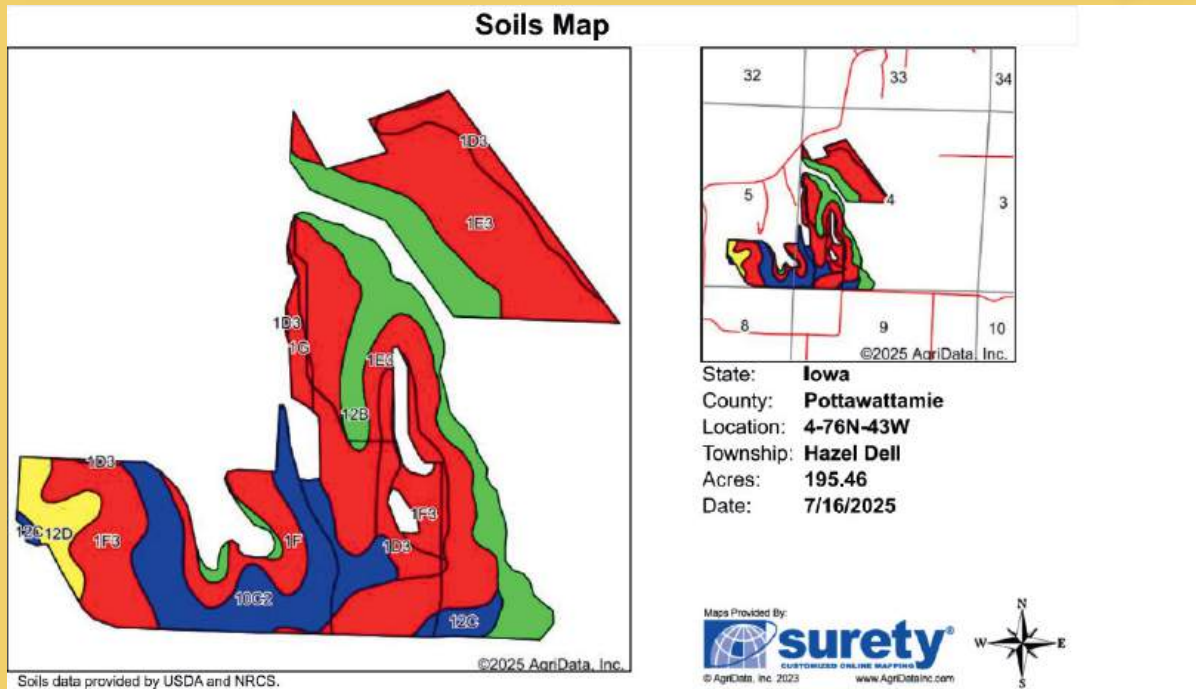
Tract 669

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

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TRACT 9 - Soil Map



Area Symbol: 1A155, Soil Area Version: 30																
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	*n NCCPI Soybeans
1E3	Ida silt loam, 14 to 20 percent slopes, severely eroded	72.81	37.2%	<div></div>	IVe	97.6	28.3	18	30							54
12B	Napier silt loam, 2 to 5 percent slopes	35.31	18.1%	<div></div>	IIe	230.4	66.8	93	77							89
10C2	Monona silt loam, 5 to 9 percent slopes, eroded	28.42	14.5%	<div></div>	IIIe	211.2	61.2	86	63							76
1F3	Ida silt loam, 20 to 30 percent slopes, severely eroded	21.85	11.2%	<div></div>	VIe	88.0	25.5	8	10							10
1D3	Ida silt loam, 9 to 14 percent slopes, severely eroded	12.90	6.6%	<div></div>	IIIe	126.4	36.7	32	40							58
1F	Ida silt loam, 20 to 30 percent slopes	10.51	5.4%	<div></div>	VIe	88.0	25.5	7	15	1	1	1	1	1	1	13
12D	Napier silt loam, 9 to 14 percent slopes	7.00	3.6%	<div></div>	IIIe	177.6	51.5	62	55							79
12C	Napier silt loam, 5 to 9 percent slopes	3.66	1.9%	<div></div>	IIIe	214.4	62.2	89	62							87
1G	Ida silt loam, 30 to 40 percent slopes	3.00	1.5%	<div></div>	VIIe	88.0	25.5	6	5							11
Weighted Average					3,75	143.3	41.6	43.4	42	0.1	0.1	0.1	0.1	0.1	0.1	*n 57.5

**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.

TRACT 10- 111.89 taxable acres m/l

111.89 TAXABLE ACRES

94.36 CROPLAND (APPROXIMATE)

***BASES COMBINED WITH OTHER PARCELS**

45 CSR 2

\$12,500/acre

\$1,398,625

Directions to the Property: From Underwood Iowa, West on Mahogany Road (G30) to Road L34. North on Road L34 to Pinoak Road. West on Pinoak Road 3 1/2 miles. Farm begins on the west side of the intersection of Pinoak and 208th Street. Farm has approx. 1/2 mile of frontage on 208th.

Note: Tract 10 is bordered by the Feedlot to the South.



Brief Legal: Hazel Dell Township Sections 9 the SE NW, the SW NE and part NW NE, Pottawattamie County, Iowa.

Note: There are maintenance contracts on this farm with NRCS.

Contract copies upon request.

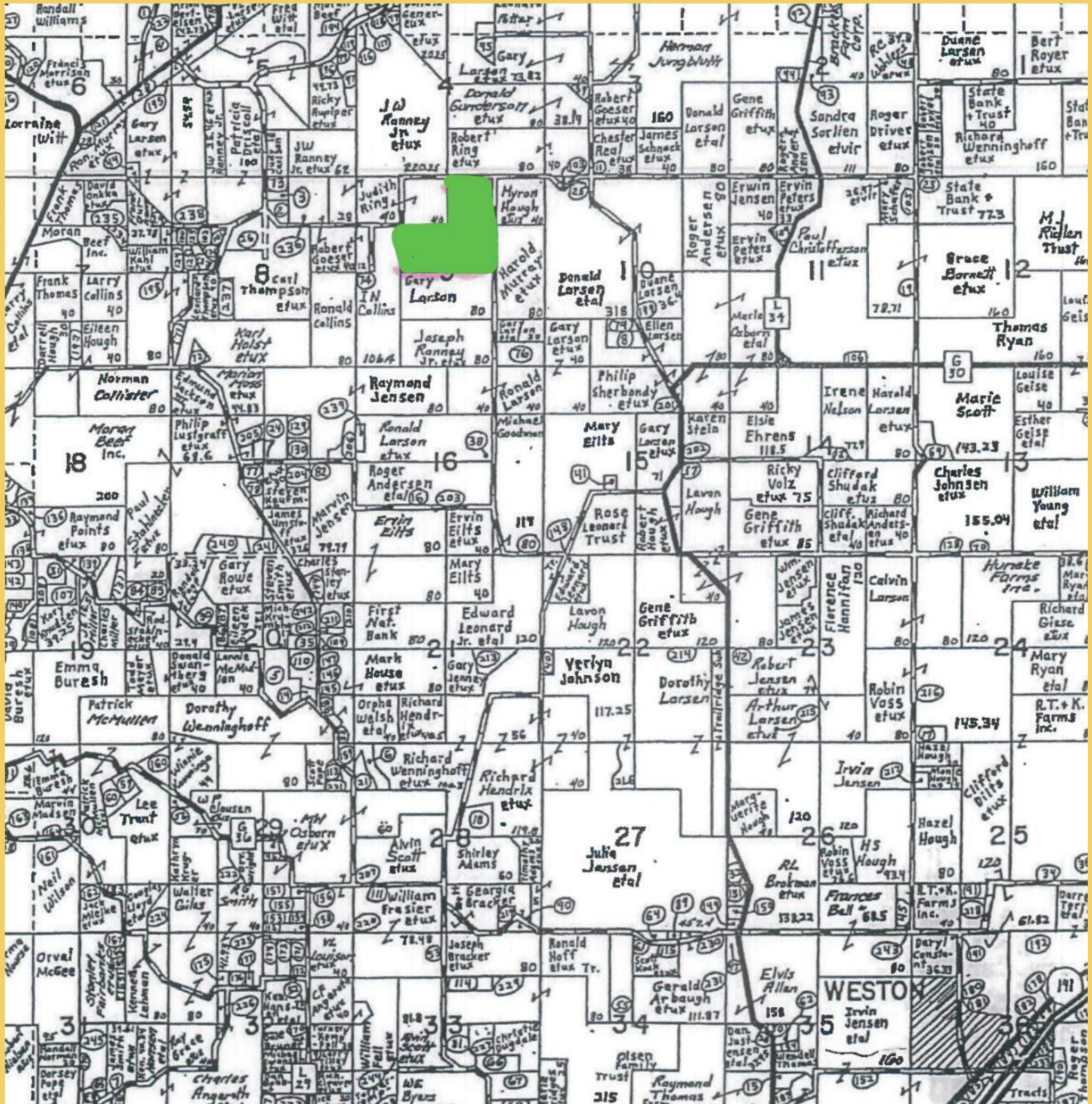
FSA Info: Farm# 4023 Tract: 669

Taxes: \$2588

This farm is currently in pasture and has a southern border that adjoins the northern border of the Feedlot. This farm offers excellent pastureland with adequate shade and running water. Farm has frontage on Pinoak Road and directly South of Tract 1.

Can accommodate 3 and up to 5 houses on this Tract depending on access. Ask agent for details.

TRACT 10 - Plat Map



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

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402-510-3276

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West Pottawattamie Program Area, Iowa



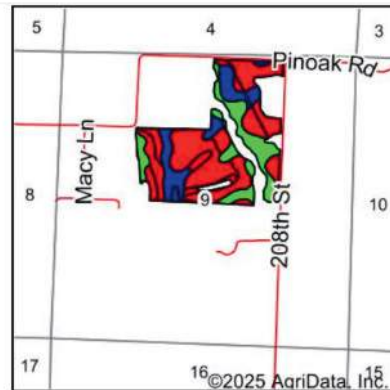
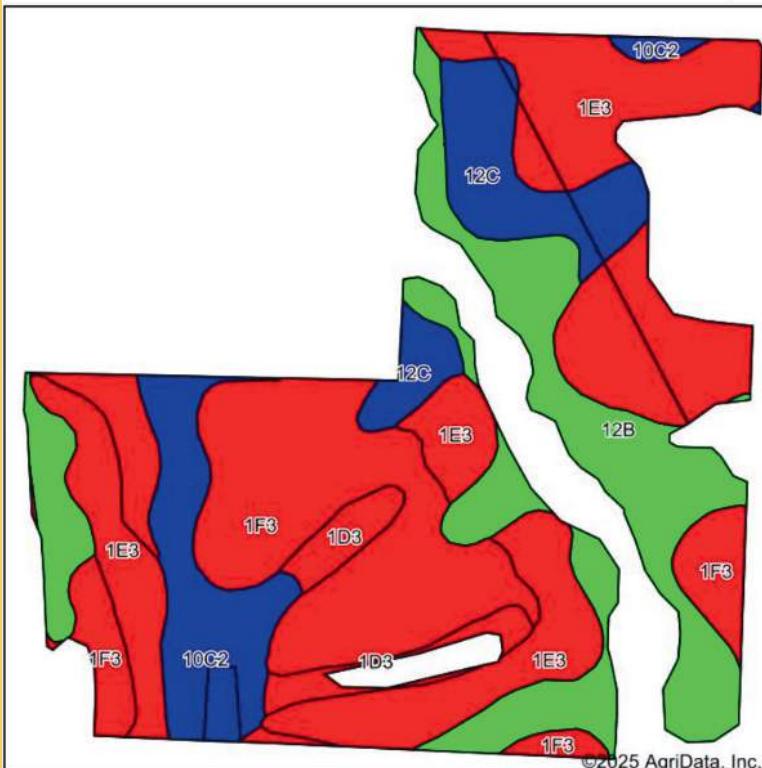
- Restricted Use
- ▼ Limited Restrictions
- Exempt from Conservation

Tract 669

Tract Cropland Total: 330.39 acres

TRACT 10 - Soil Map

Soils Map



State: **Iowa**
 County: **Pottawattamie**
 Location: **9-76N-43W**
 Township: **Hazel Dell**
 Acres: **93.87**
 Date: **7/16/2025**



Soils data provided by USDA and NRCS.

Area Symbol: IA155, Soil Area Version: 30

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	28.50	30.4%		IVe	97.6	28.3	18	30	54
1F3	Ida silt loam, 20 to 30 percent slopes, severely eroded	24.52	26.1%		VIe	88.0	25.5	8	10	10
12B	Napier silt loam, 2 to 5 percent slopes	20.88	22.2%		IIe	230.4	66.8	93	77	89
10C2	Monona silt loam, 5 to 9 percent slopes, eroded	8.67	9.2%		IIIe	211.2	61.2	86	63	76
12C	Napier silt loam, 5 to 9 percent slopes	8.13	8.7%		IIIe	214.4	62.2	89	62	87
1D3	Ida silt loam, 9 to 14 percent slopes, severely eroded	3.17	3.4%		IIIe	126.4	36.7	32	40	58
Weighted Average					3.86	146.2	42.4	45	41.4	*n 55.3

**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

Feedlot (Tract 11).

158 TAXABLE ACRES

Improvements:

see attached

\$3,000,000

FSA INFO: FARM#'S: 3626 & 6323

TRACT#'S: 1917 & 2812

FSA CROPLAND 133.41 (non-tillable)

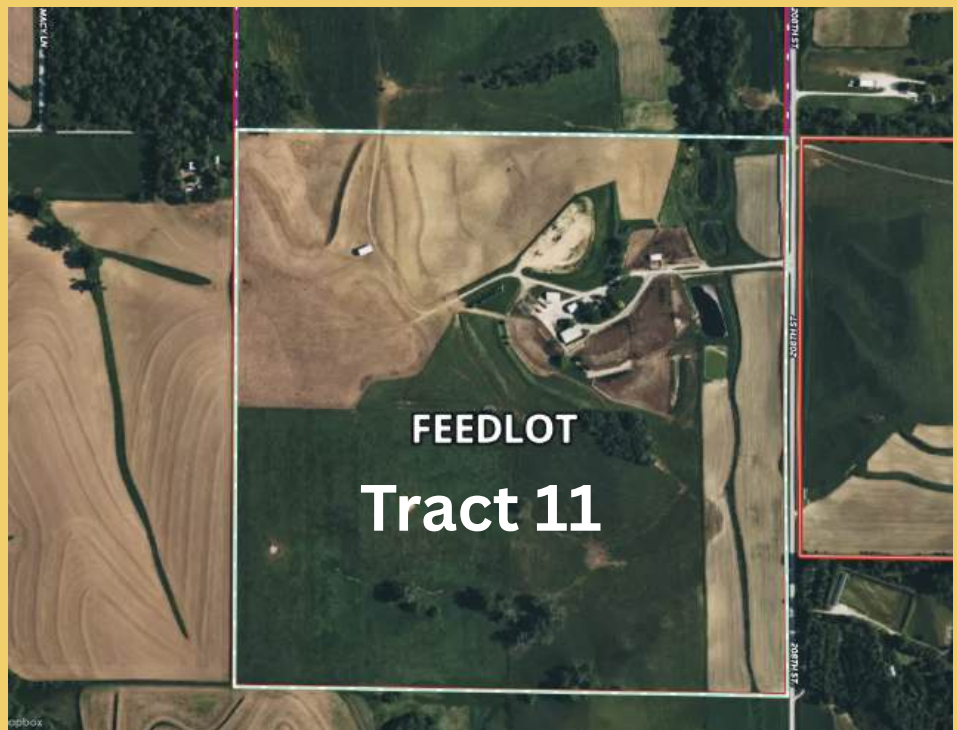
Taxes: \$6170

Directions to the Property: From Underwood Iowa, West on Mahogany Road (G30) to Road L34. North on Road L34 to Pinoak Road. West on Pinoak Road 3 1/2 miles, then South on 208th Street 1/2 mile. Feedlot starts 1/4 south of Pinoak Road.

Note: Feedlot is bordered by Tract 10 on the North and Tract 6 on the East.

Brief Legal: Hazel Dell Township Section 9 the E 1/2 SW 1/4 and the W 1/2 SE 1/4 Pottawattamie County, Iowa.

Note: There are maintenance contracts with NRCS on this farm. Copies upon request.



Feedlot (Tract 11).

Feedlot facilities, home, and other buildings. 550 open feedlot capacity Older Cape Cod style home with 2 bedrooms, 1 bath with 1,207sq ft. Built in approximately the 1940's. Other improvements include 4,700sq ft building, 1,600sq ft pole building, 790sq ft. garage, and an open sided shed.

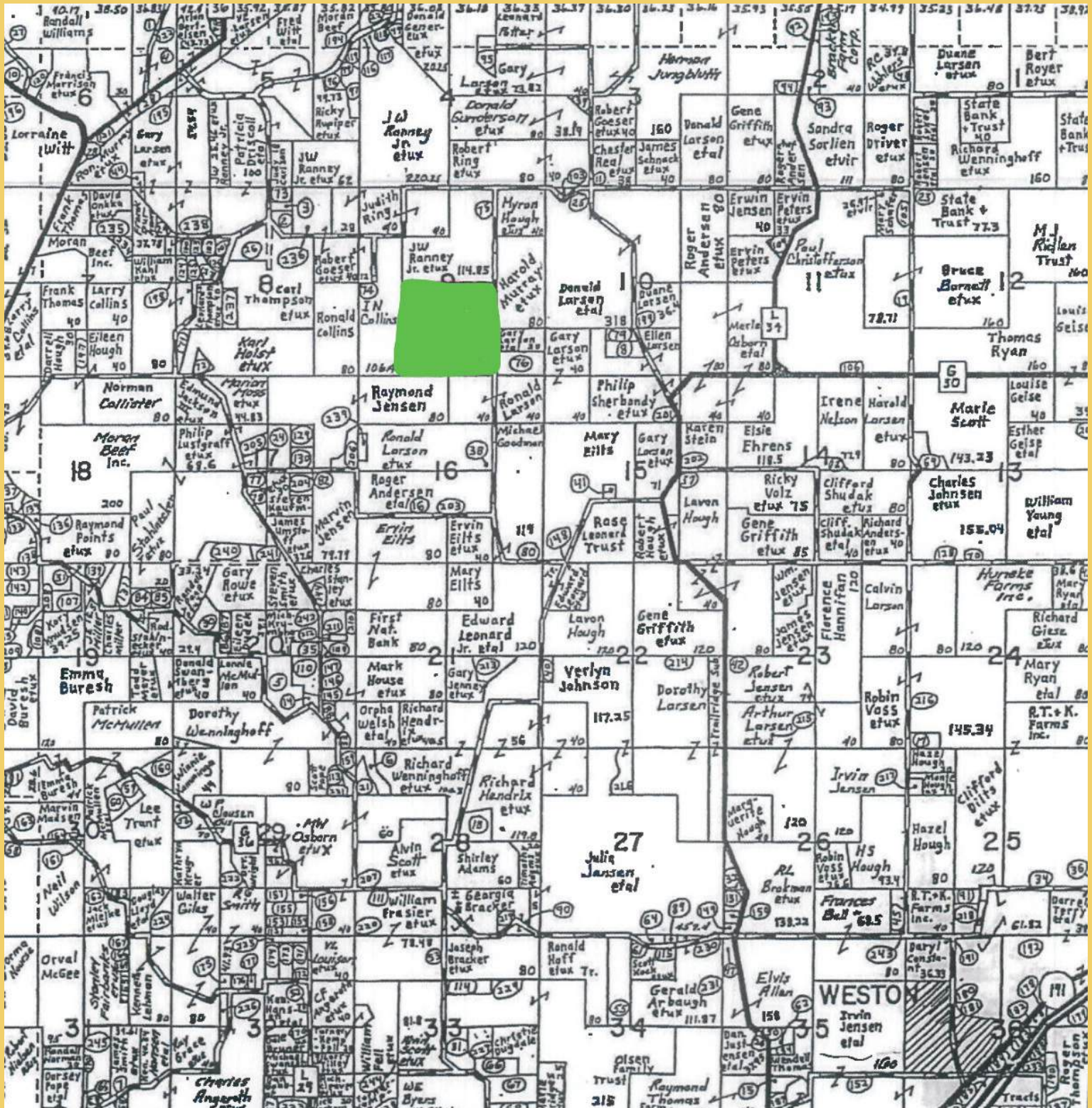
2 large, cemented bunker silos for high moisture corn, feed bunks, cattle working facilities Located on the North 80 acres of the property are the feedlot facilities. The remaining 80 acres borders the Feedlot acres on the South.

Southerly 80 acres is pasture with approximately 11.64 acres of grow cropland adjoins 208th St. on East side. East portion of the Feedlot adjoins waste lagoon. FSA Info and Maintenance agreements are available upon request.

This Tract can accommodate 3 homes, but up to 6 homes with proper access. Contact agent for details.



Feedlot (Tract 11)



Feedlot (Tract 11).



United States
Department of
Agriculture

West Pottawattamie Program Area, Iowa



Legend

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

Wetland Determination Identifiers

- Restricted Use
- ▼ Limited Restrictions
- Exempt from Conservation Compliance Provisions

Tract Cropland Total: 59.28 acres

2025 Program Year

Map Created April 17, 2025

Farm 3626

Tract 1917

United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CRA 026 and attached maps) for exact

Feedlot (Tract 11).



United States
Department of
Agriculture

West Pottawattamie Program Area, Iowa



Legend

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

Wetland Determination Identifiers

- Restricted Use
- Limited Restrictions
- Exempt from Conservation

Tract Cropland Total: 74.13 acres

2025 Program Year

Map Created April 17, 2025

Farm **6323**

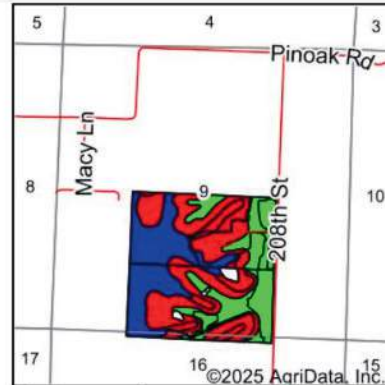
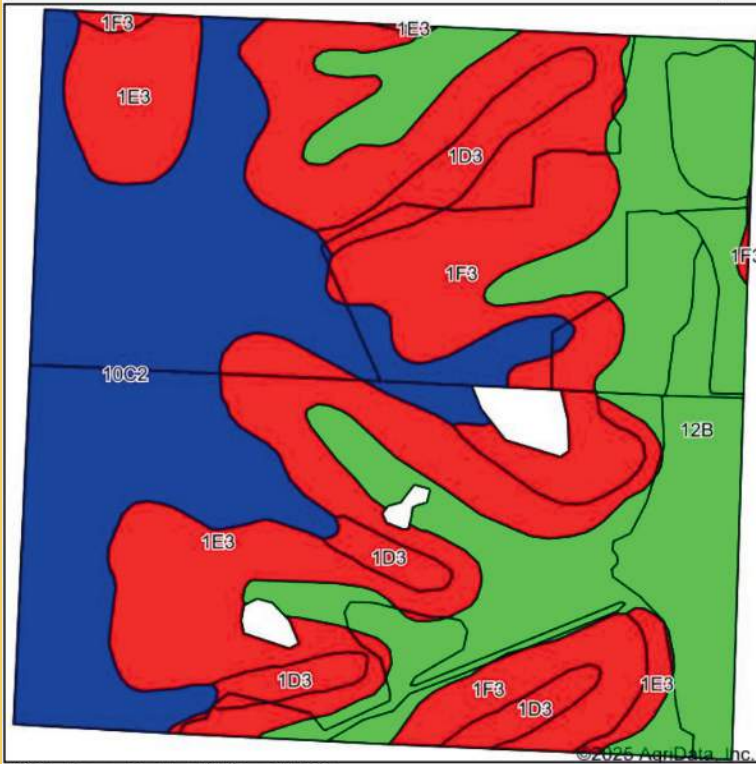
Tract **2812**

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

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TRACT 11 - Soil Map

Soils Map



State: **Iowa**
 County: **Pottawattamie**
 Location: **9-76N-43W**
 Township: **Hazel Dell**
 Acres: **157.24**
 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	Non-Irr Class *c	*i Corn Bu	*i Soybeans Bu	CSR2**	CSR	*n NCCPI Soybeans
12B	Napier silt loam, 2 to 5 percent slopes	43.64	27.7%		Ile	230.4	66.8	93	77	89
10C2	Monona silt loam, 5 to 9 percent slopes, eroded	43.35	27.6%		IIle	211.2	61.2	86	63	76
1F3	Ida silt loam, 20 to 30 percent slopes, severely eroded	32.18	20.5%		VIle	88.0	25.5	8	10	10
1E3	Ida silt loam, 14 to 20 percent slopes, severely eroded	29.90	19.0%		IVe	97.6	28.3	18	30	54
1D3	Ida silt loam, 9 to 14 percent slopes, severely eroded	8.17	5.2%		IIIe	126.4	36.7	32	40	58
Weighted Average					3.53	165.3	47.9	56.2	48.6	*n 61

**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

TRACT 12 - 63.57 taxable acres

Selling in 3 Tracts

Tract 12A: \$17,500/acre

Tract 12B: \$17,500/acre

Tract 12C: \$25,000/acre

63.57 TAXABLE ACRES

Tract 12A - 38 acres m/l

Tract 12B - 32 acres m/l

Tract 12C - 7.11 acres m/l

(final acres subject to survey)

55.5 CSR 2 overall CSR2

FSA Info: Farm# 4599

Tract: 4377

Taxes: \$1904

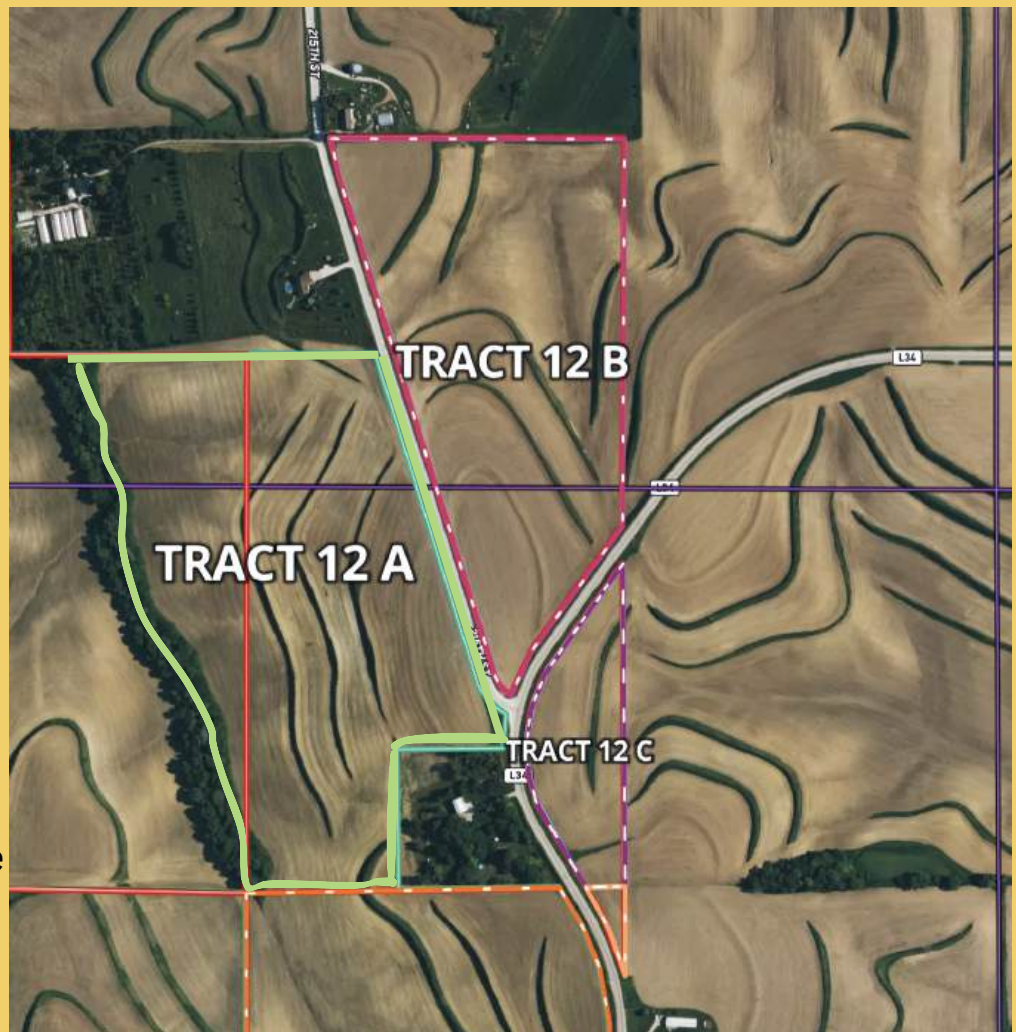
Each Tract can accommodate one home. Minor subdivision required on Tract 12A and Tract 12B if wishing to add more than one home per Tract. If used as housing, entrance permits must be approved with secondary roads dept.

There are terrace maintenance contracts on Tract 12B with NRCS. Contract copies upon request

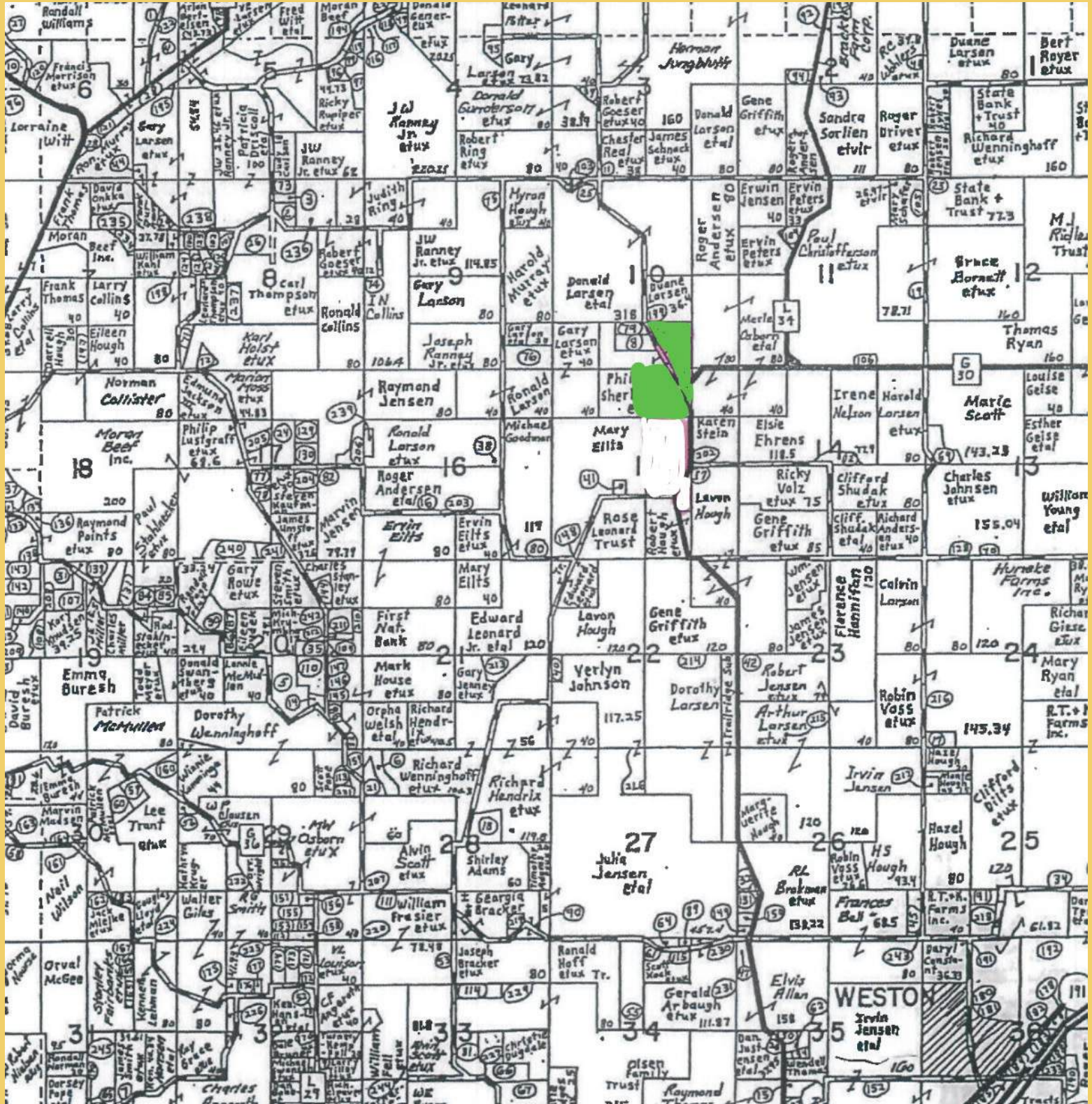
Directions to the Property: From Underwood Iowa, West on Mahogany Road (G30) to Road L34. South on on Road L34 ½ mile. 215th Street runs through the property.

Note: Farm is bordered by Tract 6 on the West

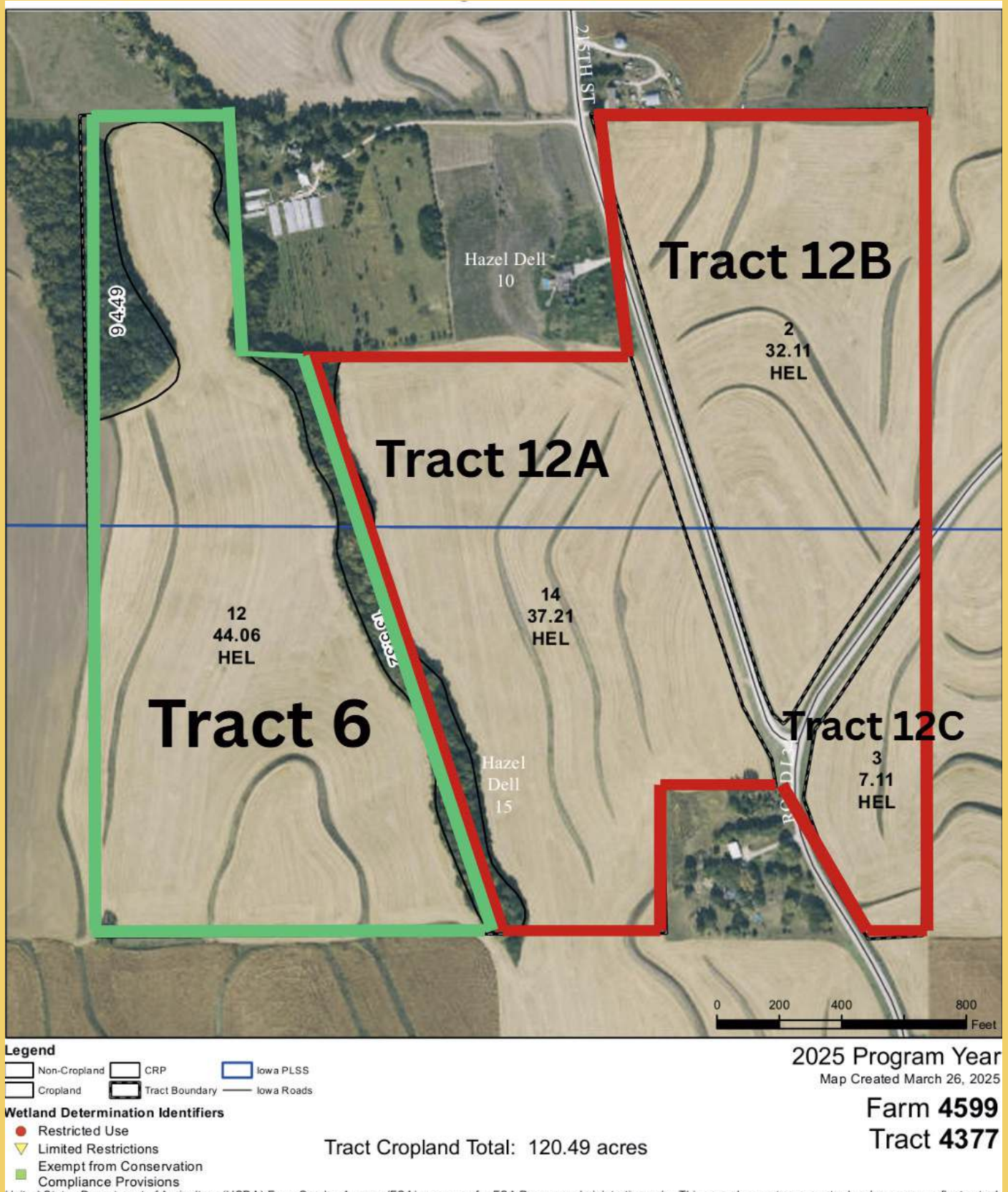
Brief Legal: Hazel Dell Township Part SWSE section 10 and part NWNE Section 15, Pottawattamie County, Iowa.



TRACT 12 - Plat Map

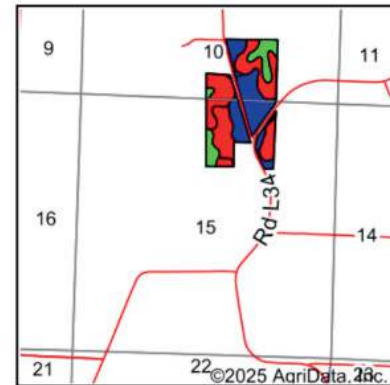
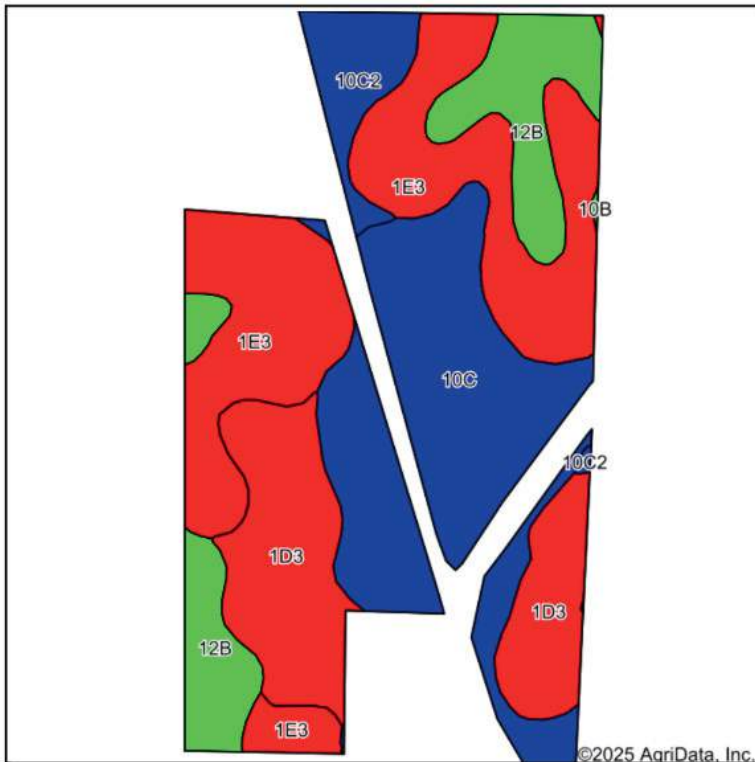


TRACT 12 - FSA Info



TRACT 12 - Soil Map

Soils Map



State: Iowa
 County: Pottawattamie
 Location: 15-76N-43W
 Township: Hazel Dell
 Acres: 68.35
 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	Non-Irr Class *c	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
1E3	Ida silt loam, 14 to 20 percent slopes, severely eroded	21.94	32.1%		IVe		97.6	28.3	18	30					
10C	Monona silt loam, 5 to 9 percent slopes	20.09	29.4%		IIIe		216.0	62.6	89	65					
1D3	Ida silt loam, 9 to 14 percent slopes, severely eroded	13.29	19.4%		IIIe		126.4	36.7	32	40					
12B	Napier silt loam, 2 to 5 percent slopes	9.43	13.8%		IIe		230.4	66.8	93	77					
10C2	Monona silt loam, 5 to 9 percent slopes, eroded	3.60	5.3%		IIIe		211.2	61.2	86	63					
Weighted Average					3.18	*-	162.3	47.1	55.5	50.5	*-	*-	*-	*-	*-

ROCKFORD FARM - 78 acres m/l

78 TAXABLE ACRES

77.02 FSA CROPLAND

65.3 CSR 2

\$11,400/acre

\$889,200

Directions to the Property: From I29 Honey Creek Exit 71, east on Sumac Road approximately 1 mile. Farm is on the north side of Sumac Road.

FSA Info: Farm# 1108

Tract: 1545

Taxes: \$2552

Drainage: \$521

Brief Legal: E ½ SE ¼ except 1 acre owned by Pottawattamie Co, all in 27-77-44, Pottawattamie County, Iowa.



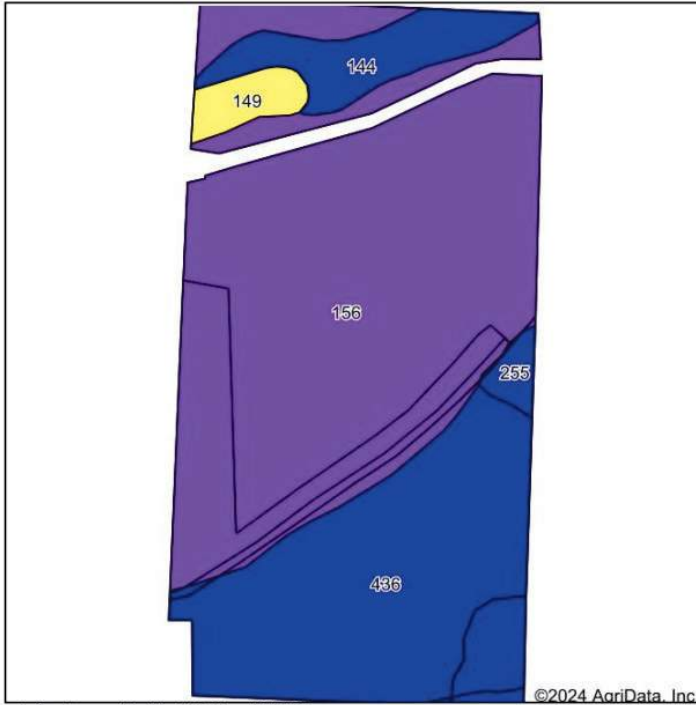
Close proximity to I-29 and just 1 mile from Honey Creek Exit!

ROCKFORD FARM - FSA info

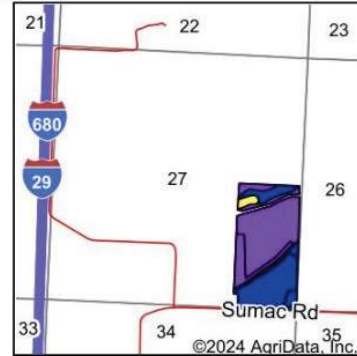


Rockford - Soil Map

Soils Map



Soils data provided by USDA and NRCS.



State: **Iowa**
 County: **Pottawattamie**
 Location: **27-77N-44W**
 Township: **Rockford**
 Acres: **77.04**
 Date: **3/15/2024**

Maps Provided By:



Area Symbol: IA155, Soil Area Version: 29												
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Water Table	Non-Irr Class *c	Irr Class *c	*i Corn Bu	*i Soybeans Bu	CSR2**	CSR	*n NCCPI Soybeans
156	Albaton silty clay, 0 to 2 percent slopes, occasionally flooded	45.81	59.5%		0ft.	IIIw	IIIw	161.6	46.9	52	55	51
436	Lakeport silty clay loam, 0 to 2 percent slopes	23.07	29.9%		1ft.	Iw		214.4	62.2	86	80	71
144	Blake silty clay loam, 0 to 2 percent slopes	5.03	6.5%		1ft.	Iw	Iw	230.4	66.8	86	75	82
149	Modale silt loam, 0 to 2 percent slopes	1.77	2.3%		4ft.	Iw		208.0	60.3	69	68	63
255	Cooper silty clay loam, 0 to 2 percent slopes	1.36	1.8%		1ft.	IIw		80.0	23.2	82	70	60
Weighted Average						2.21	*-	181.5	52.7	65.3	64.4	*n 59.4

**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

*- Irr Class weighted average cannot be calculated on the current soils data due to missing data.

Soils data provided by USDA and NRCS.

FOR SALE



**210th Street
Underwood, IA - Bin Site**

\$3,050,000

- **LOCATION:** 210th Street, rural Underwood area
- **ACREAGE:** 4 acres (more or less, subject to survey)
- **IMPROVEMENTS:** Commercial-grade grain handling site with supporting infrastructure
- **TAXES:** To be determined after survey. Estimated around \$5,000 per year.

ADDITIONAL SITE FEATURES

Scale House & Scale: Essential for accurate commercial weighing and logistics

Grain Dryer: Propane-heated unit to ensure crop conditioning and moisture control

INVESTMENT HIGHLIGHTS

- High-volume grain storage across modern and legacy bins
- Fully equipped for active grain operations with dryer and weighing infrastructure
- Compact 4-acre footprint supports efficient logistics and expansion potential
- Ideal for producers, co-ops, or ag-sector investors seeking a strategic holding

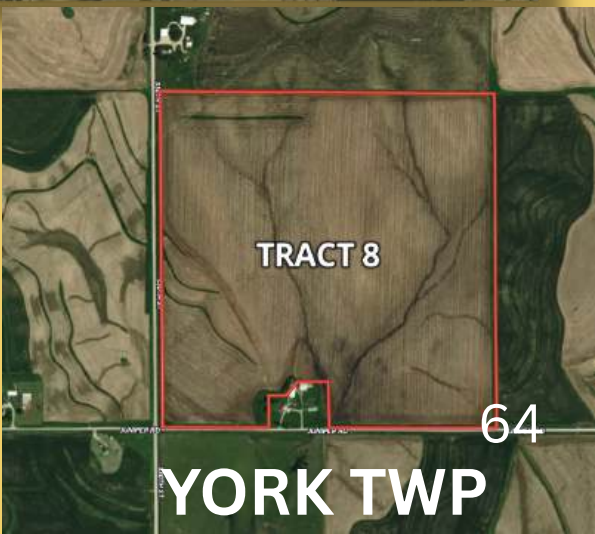
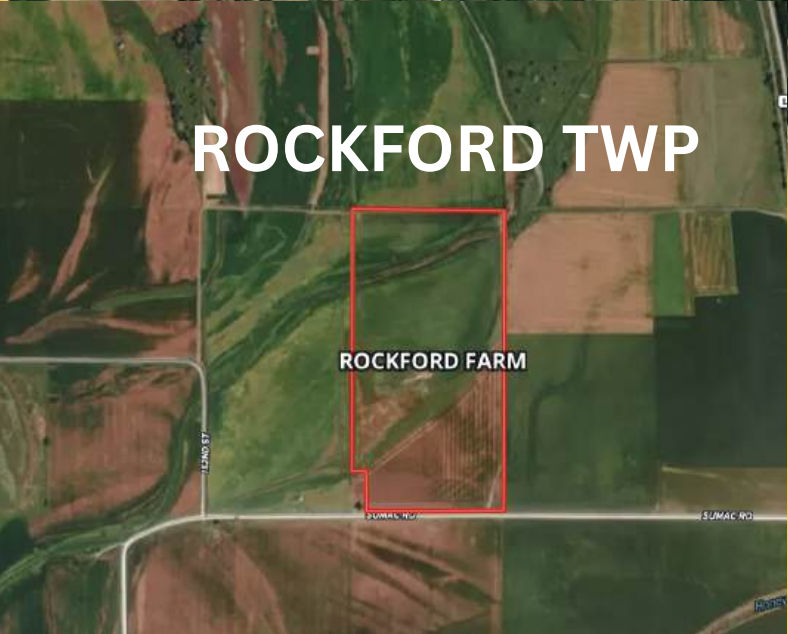
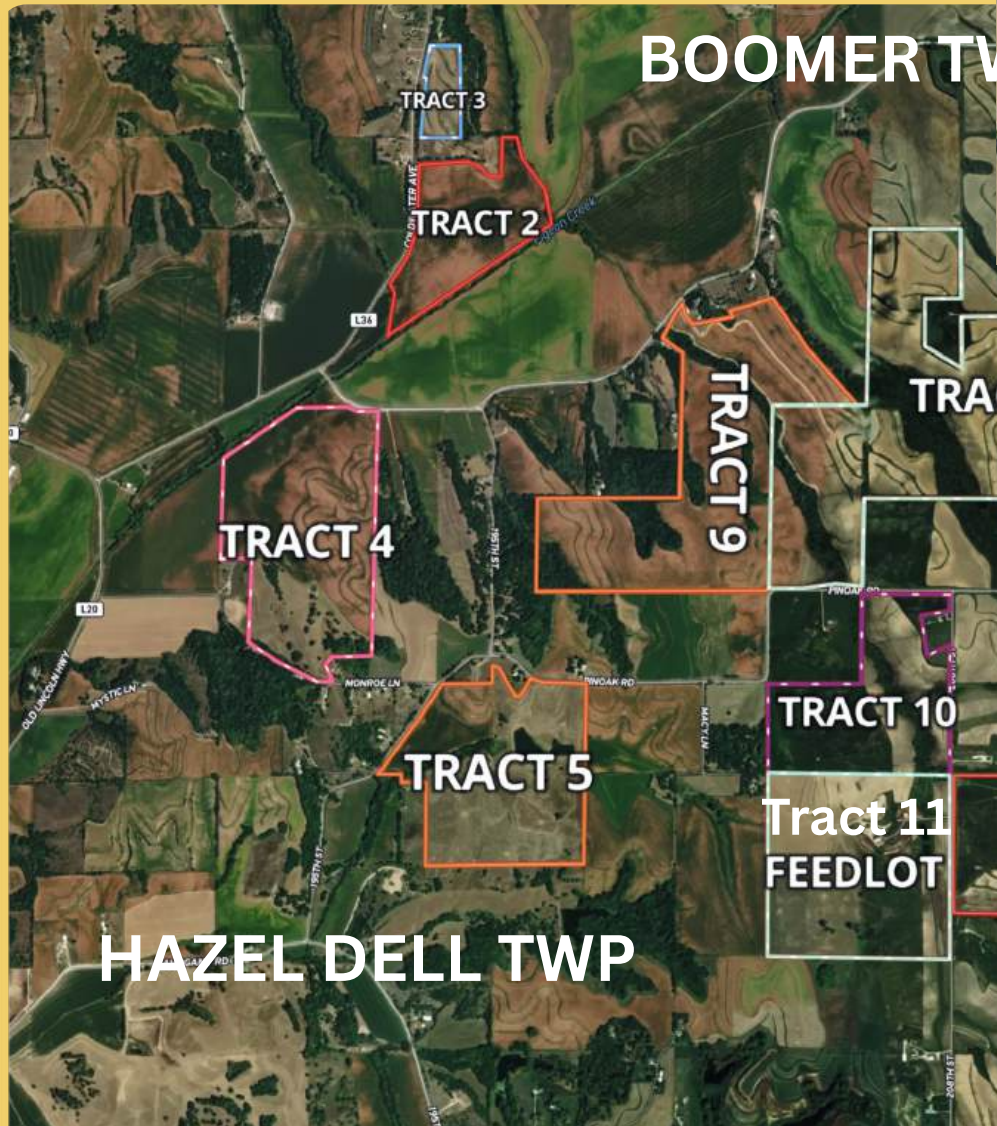
Bins Are Empty & Available!!

**FULL POSSESSION
2025 HARVEST**

**Updated Total Grain Capacity:
502,145 bushels**

Storage Capacity & Infrastructure

Bin #	Dimensions (ft)	Capacity (Bu)	Year Built	Notes
#1	30 × 22	13,621	1979	Steel construction
#2	30 × 22	13,621	1979	Steel construction
#3	24 × 22	8,621	1980	
#4	36 × 25	22,493	1980	
#5	30 × 20	12,383	1980	
#6	54 × 64	129,562	2014	Modern steel bin
#7	54 × 64	129,562	2014	Modern steel bin
#8	54 × 64	129,562	2014	Modern steel bin
#9	30 × 69	42,720	2014	



25440 ROAD L-34 UNDERWOOD, IA

Underwood, IA Acreage

\$799,000 - 5 ACRES M/L TO BE SURVEYED



PROPERTY DESCRIPTION

Welcome to your dream home! This custom-built Tweedt home offers unbelievable views, 4 bedrooms, 4 baths, a convenient circle driveway, and a durable brick exterior with shake shingles. Enjoy the privacy of mature flower gardens and gorgeous landscaping, all on a hard surface road. Includes a permanent and perpetual easement to the well located on the adjoining property.

PROPERTY HIGHLIGHTS



4+ BEDROOM



4 BATH



5 ACRES M/L TO
BE SURVEYED

Ed Spencer Real Estate
322 E. 7TH ST. LOGAN, IA 51546
712.644.2151 - OFFICE

CONTACT ED SPENCER, BROKER
402.510.3276
WWW.SPENCERGROUUPS.COM

EDSPENCER 65
REAL ESTATE

25440 Road L-34 Underwood, IA

Year Built: 1994

Lot Size: 5 acres m/l to be surveyed

Sq. Ft. Main Floor: 2,265 sq. ft.

Basement Sq Ft.: 2,265 sq. ft.

Basement Fin Sq Ft.: 1,200 sq. ft.

Total Sq. Ft.: 4,530 sq. ft.

Total Fin Sq. Ft.: 3,465 sq. ft.

Bedrooms: 4 - (3 up, 1 down)

Baths: 4

Main Floor Laundry

Fireplaces: 1

Property Taxes: TBD

Garage Type: 3 Car Attached

Style: Ranch

0 Entry: No

School District: Underwood

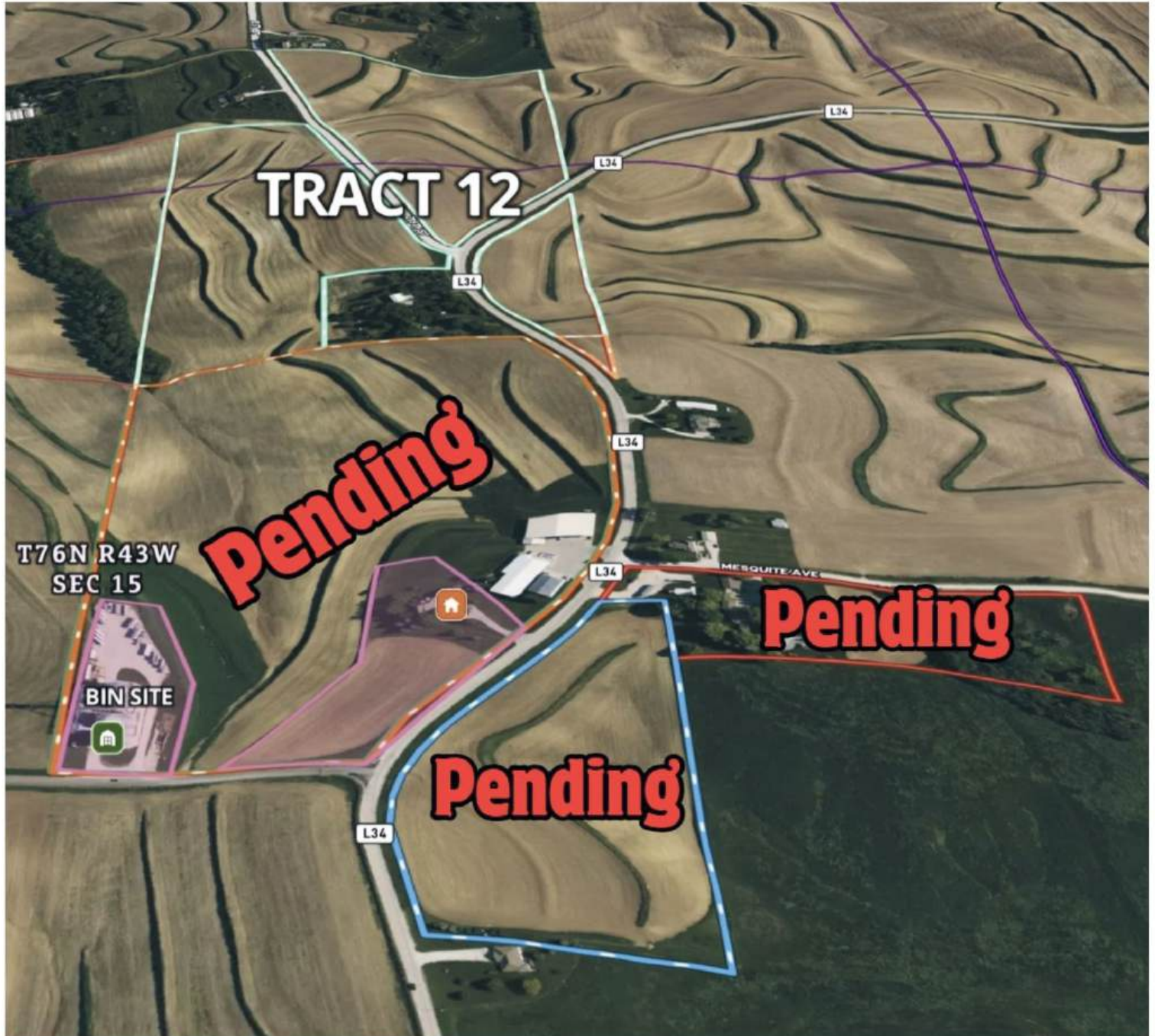


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Map



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