

MIDWEST AG EXCHANGE

— Selling Land & Equipment —

**49.47±
ACRES**
1 TRACT



LISTING

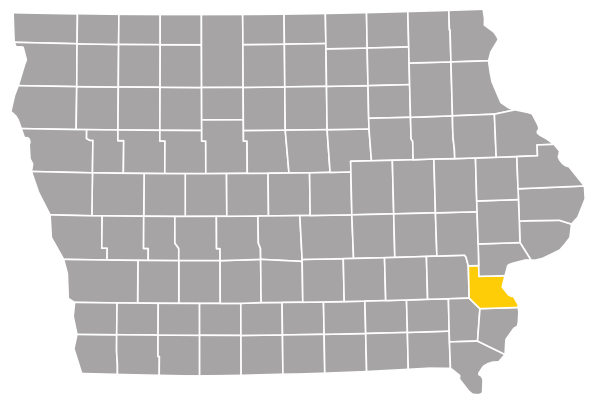
**Grandview Township
Gregory U. Lindle
Revocable Trust**

Grandview, IA

Listing Agent

Midwest Ag Exchange
3187 320th Street
Crawfordsville, IA 52621
Nate Larson – LIC S73602000
319-931-3944
Nate@FIConsultant.com

Louisa County



Louisa County, Iowa

MidwestAgExchange.com

The Terms and Conditions of Sale are set forth in the Buyer's Prospectus and Purchase Agreement (the "Purchase Agreement"). The information set forth is believed to be accurate. However, the owner of the properties and Midwest Ag Exchange make no warranties or guaranties expressed or implied.

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Location

Section 22 Grandview Township,
1 mile north of Grandview

Price & Terms

\$783,487

Possession

Negotiable

Lease Status

Sells with 2027 farming rights

Tile & Drainage

Natural drainage only

Buildings & Improvements

None

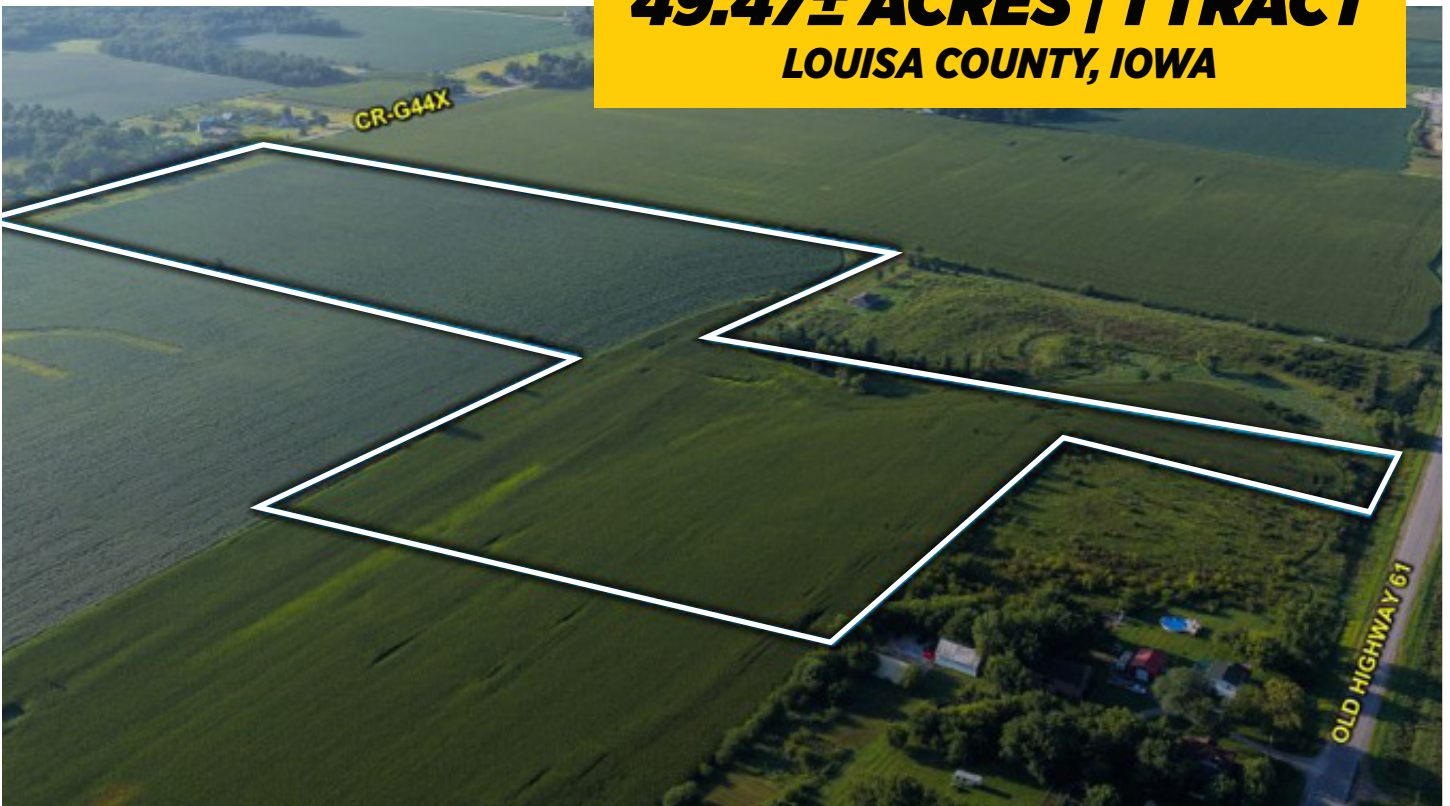
Access

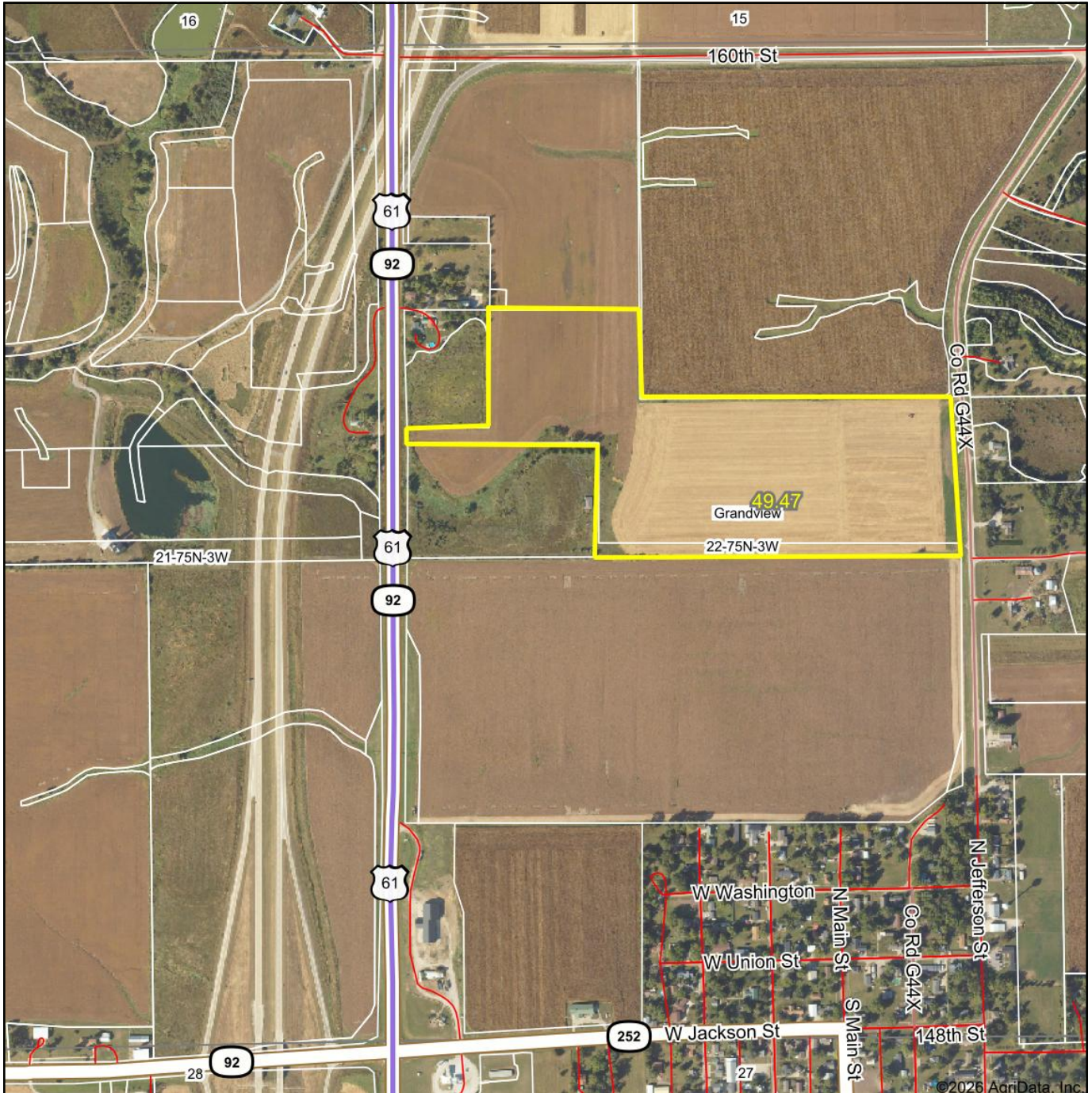
County Road G44X

Soils

Muscatine Silty Clay Loam and Garwin Silty Clay Loam,
CSR2 93.5

49.47± ACRES / 1 TRACT
LOUISA COUNTY, IOWA





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Boundary Center: 41° 17' 7.77, -91° 11' 28.29

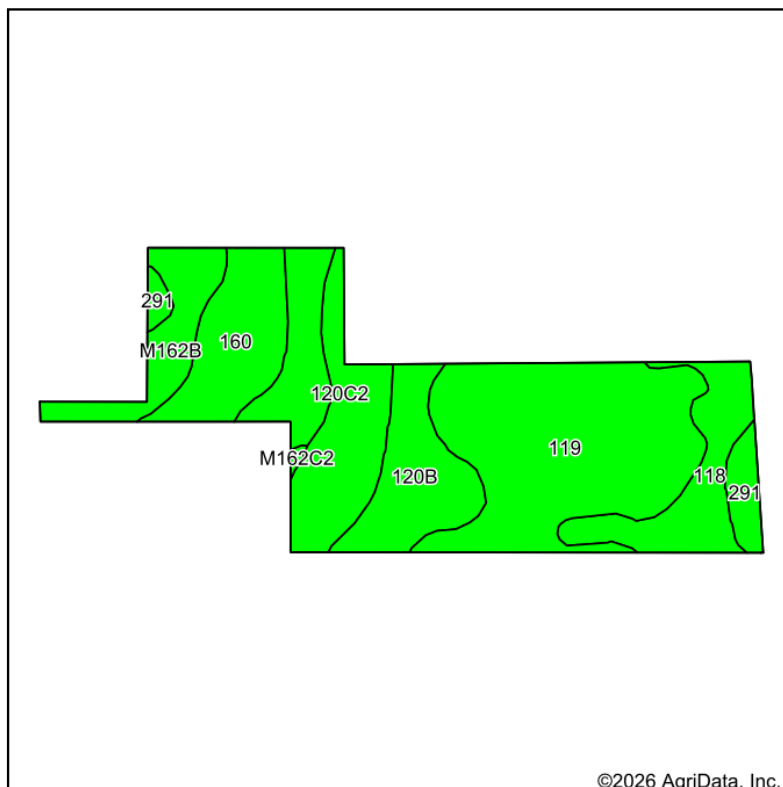
0ft 825ft 1649ft

22-75N-3W
Louisa County
Iowa



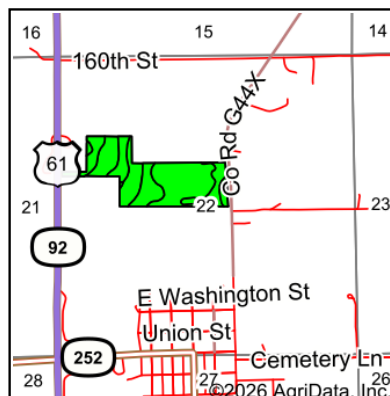
8/24/2026

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



State: Iowa
County: Louisa
Location: 22-75N-3W
Township: Grandview
Acres: 45.33
Date: 8/24/2026

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Selling Land & Equipment

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Area Symbol: IA115, Soil Area Version: 29

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR	*n NCCPI Soybeans
119	Muscatine silty clay loam, 0 to 2 percent slopes	18.93	41.8%		Iw	100	100	90
120C2	Tama silty clay loam, 5 to 9 percent slopes, eroded	5.68	12.5%		Ille	87	78	69
160	Walford silt loam, 0 to 2 percent slopes	5.29	11.7%		Ilw	82	65	82
120B	Tama silty clay loam, 2 to 5 percent slopes	5.19	11.4%		Ile	95	95	79
118	Garwin silty clay loam, 0 to 2 percent slopes	4.86	10.7%		Ilw	90	95	72
M162B	Downs silt loam, till plain, 2 to 5 percent slopes	3.56	7.9%		Ile	90		80
291	Atterberry silt loam, 1 to 3 percent slopes	1.71	3.8%		Iw	85	95	86
M162C2	Downs silt loam, till plain, 5 to 9 percent slopes, eroded	0.11	0.2%		Ille	82		68
Weighted Average					1.67	93.2	*-	*n 82.3

**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.

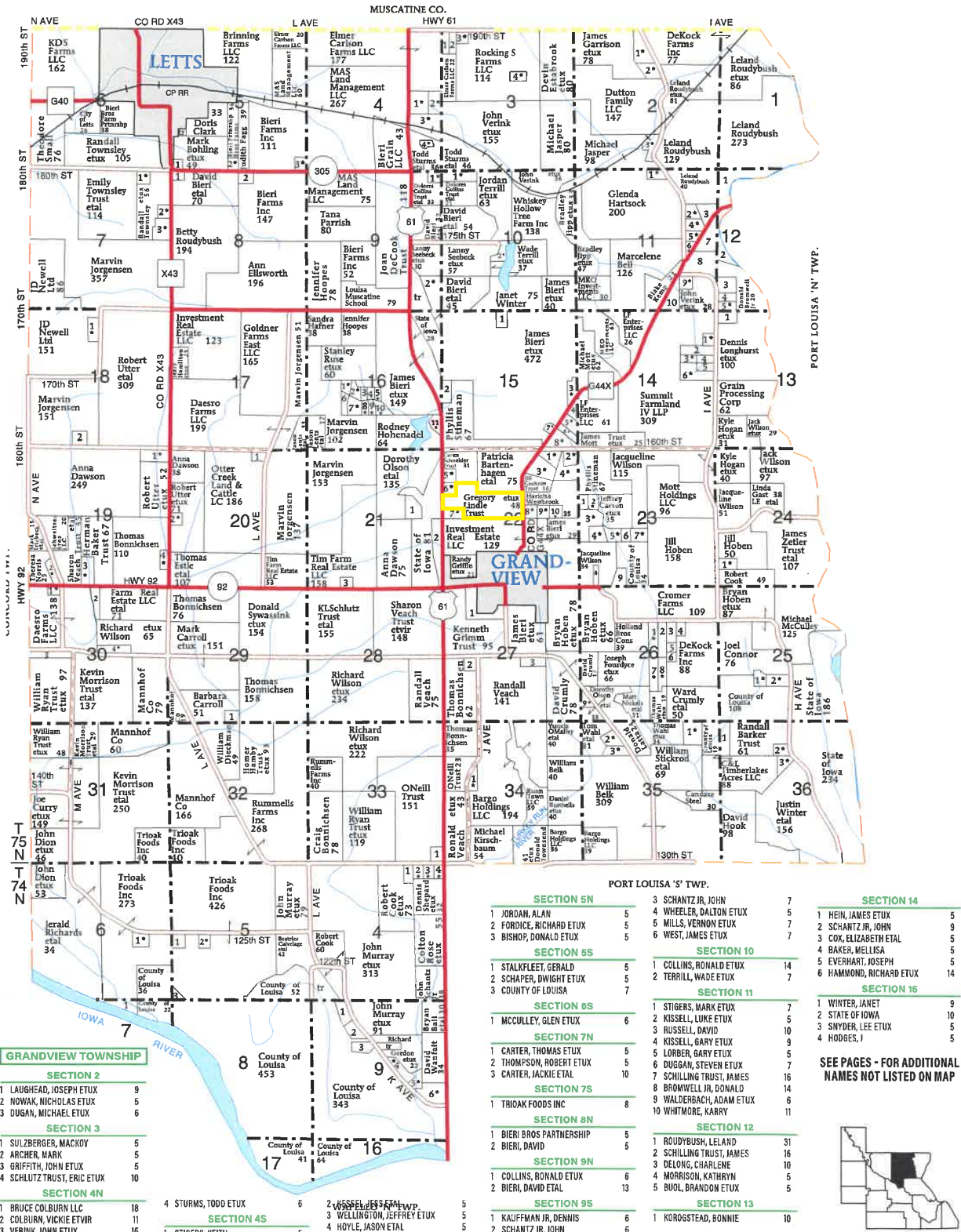
*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

T-74-75-N

GRANDVIEW PLAT GREGORY U. LINDLE REVOCABLE TRUST

R-3-W



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