

JENSEN & ASSOCIATES

**63.30±
ACRES**
1 TRACT



LISTING

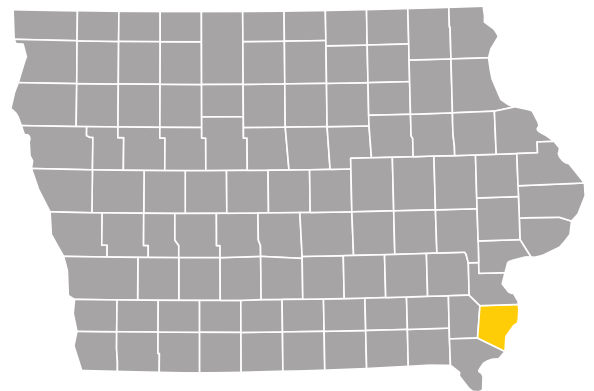
**Danville Township
Richard Moore**

Danville, IA

Listing Agent

Jensen & Associates
115 S. Locust Street, P.O. Box 83
Winfield, IA 52659
Nate Larson – LIC S73602000
319-931-3944
Nate@FIConsultant.com

Des Moines County



Des Moines 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.

Information contained in this document was collected from sources deemed to be reliable and is true and correct to the best of the writer's knowledge. Sellers Agents and owners will not be held responsible for advertising discrepancies or inaccuracies.

Location

1.5 miles south of Danville, from Danville head south of County Road X31, 1.5 miles then turn east ¼ mile on DMC Highway 79 and the farm is on the south side of DMC Highway 79.

Price & Terms

\$775,000, 10% down, balance due at closing

Possession

Negotiable

Lease Status

Sells with 2027 farming rights

Tile & Drainage

Natural drainage only

Buildings & Improvements

None

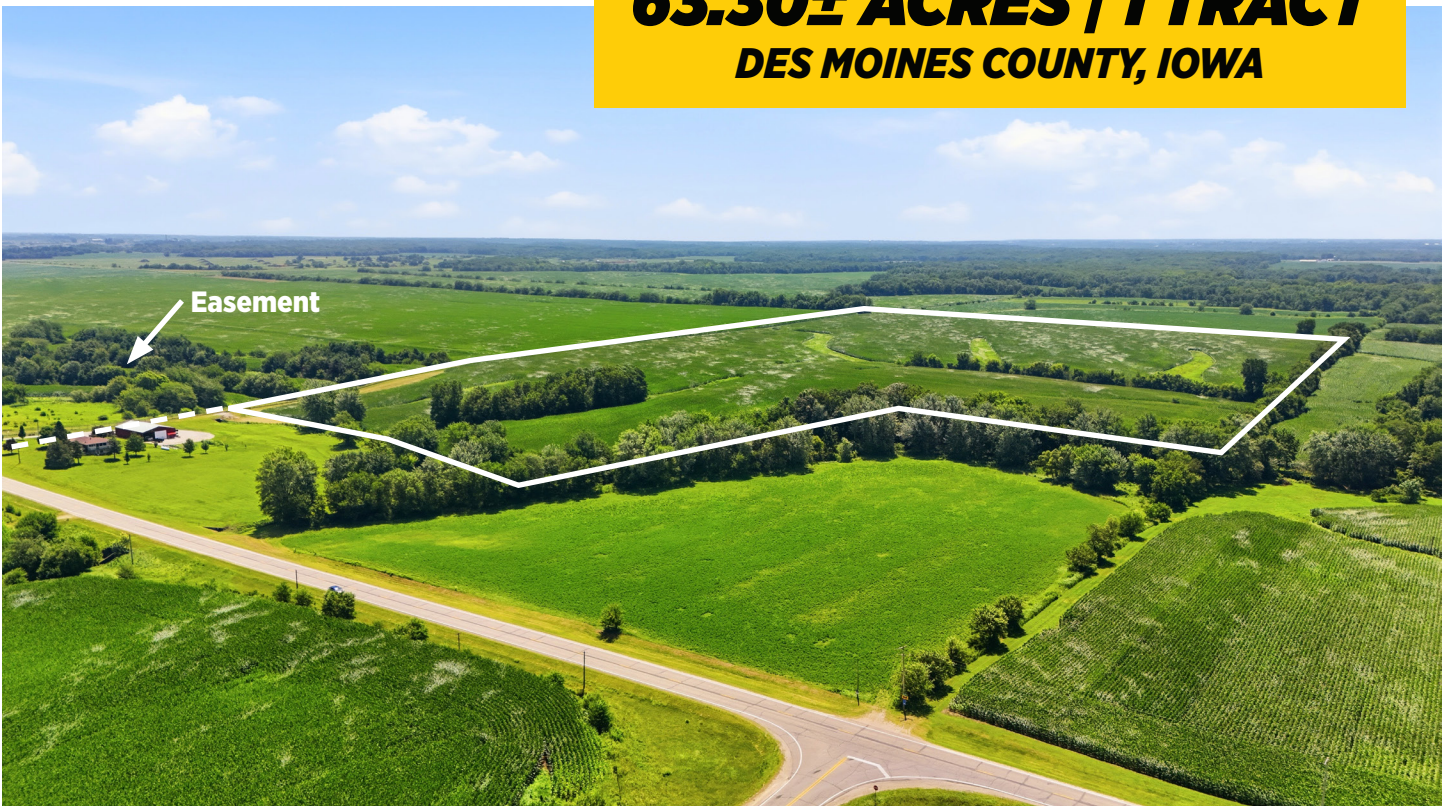
Access

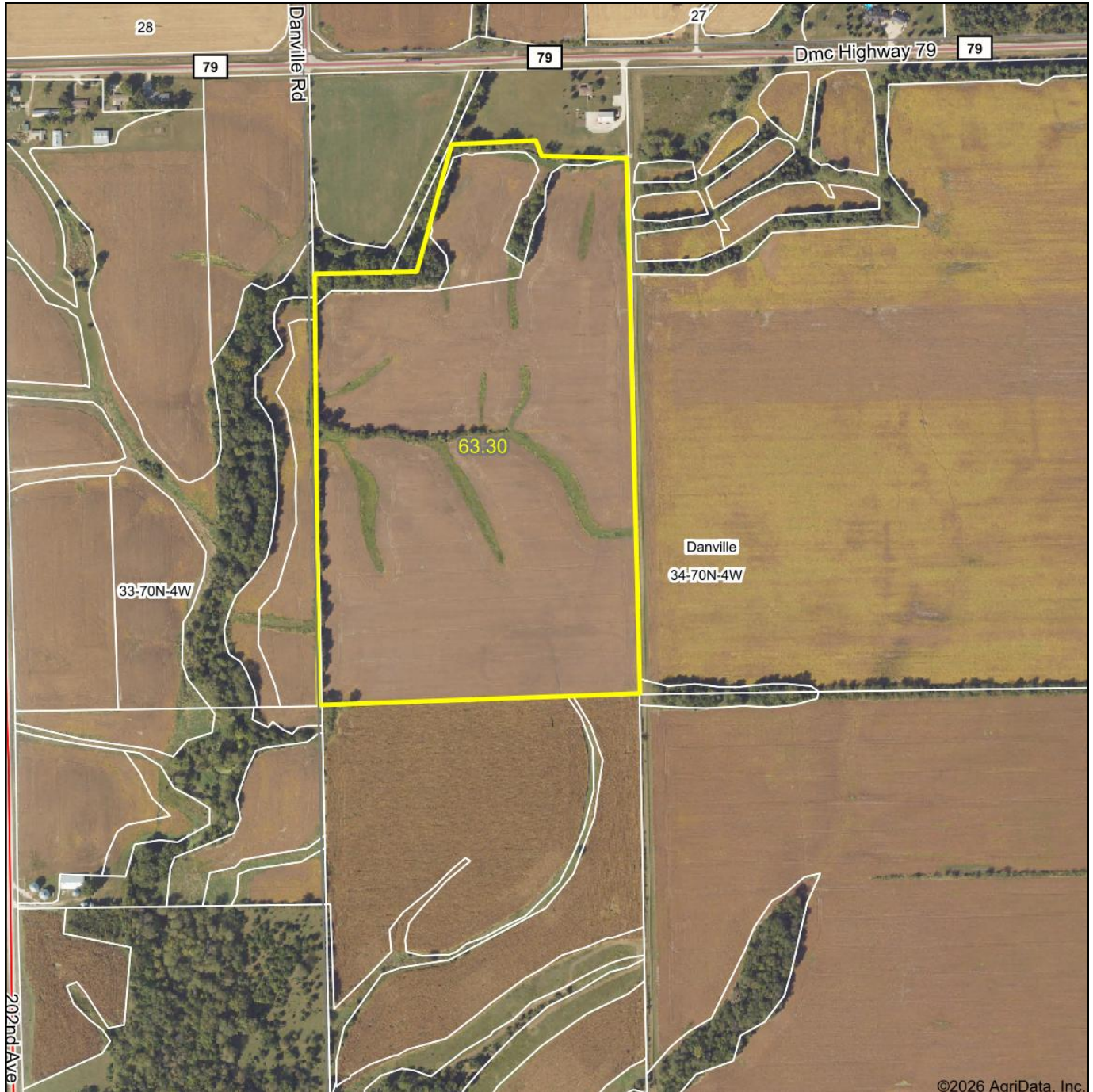
Recorded easement off of DMC Highway 79

Soils

Primarily Givin and Ladoga soils with gradual to moderate slope, CSR2 rating on the tillable of 75.5

63.30± ACRES / 1 TRACT
DES MOINES COUNTY, IOWA





©2026 AgriData, Inc.

JENSEN & ASSOCIATES

Boundary Center: 40° 49' 22.43, -91° 18' 43.4

0ft 650ft 1299ft

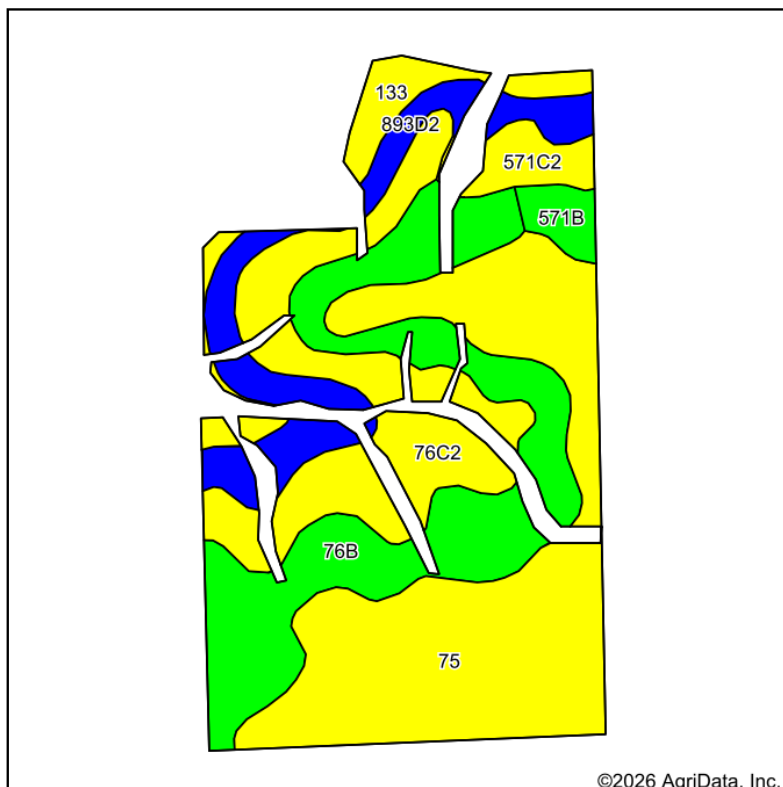
Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
 © AgriData, Inc. 2025 www.AgriDataInc.com

34-70N-4W
Des Moines County
Iowa

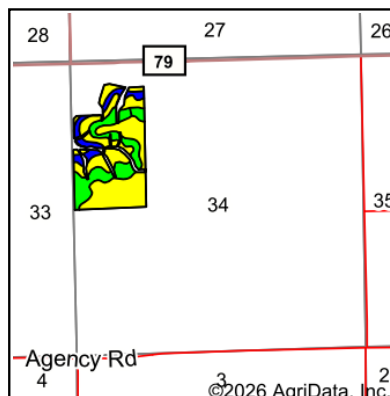


7/21/2026



©2026 AgriData, Inc.

Soils data provided by USDA and NRCS.



State: **Iowa**
 County: **Des Moines**
 Location: **34-70N-4W**
 Township: **Danville**
 Acres: **55.44**
 Date: **7/21/2026**

JENSEN & ASSOCIATES

Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
 © AgriData, Inc. 2025 www.AgriDataInc.com



Area Symbol: IA057, Soil Area Version: 30

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR	*n NCCPI Soybeans
75	Givin silt loam, 1 to 3 percent slopes	19.55	35.3%		Iw	80	75	82
76B	Ladoga silt loam, 2 to 5 percent slopes	14.45	26.1%		Ile	86	85	77
76C2	Ladoga silt loam, 5 to 9 percent slopes, eroded	10.16	18.3%		IIle	75	65	67
893D2	Gara-Rinda complex, 9 to 14 percent slopes, moderately eroded	5.72	10.3%		IVe	32	19	46
133	Colo silty clay loam, 0 to 2 percent slopes, occasionally flooded	2.81	5.1%		IIw	78	80	75
571C2	Hedrick silt loam, 5 to 9 percent slopes, moderately eroded	1.62	2.9%		IIIe	75	62	75
571B	Hedrick silt loam, 2 to 5 percent slopes	1.13	2.0%		Ile	85	82	88
Weighted Average					2.07	75.5	70	*n 73.8

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

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

T-69-70-N

DANVILLE PLAT

R-4-5-W

PLEASANT GROVE TOWNSHIP

DANVILLE TOWNSHIP

SECTION 1N

1	BRANDT TRUST, IRENE M	19.05
2	WILHELM, JERRY L	9.01
3	HESSE, JEREMY A ETAL	28.85
4	NOSBISCH, MATTHEW M ETAL	11.22
5	SWEDENBURG, DOROTHY F	23.36
6	ZIGLAR, PAUL SCOTT ETAL	23.11
7	STELLERN, WILLIAM J ETAL	20.83
8	WAGNER, ZERLAN J	11.63
9	SIEFKEN, NORMAN M ETAL	13.09
10	WUNDERLICH, GARY ETAL	14.55
11	MILLER, JAMES W ETAL	13.49
12	MUTCHLER, NANCY ANN	6.95
13	HESTER, DEVIN A	12.26
14	WEYRICK, JOHN C ETAL	16.32
15	NEIL, MICHAEL J	10.5
16	HUNOLD, SHANE M ETAL	17.06
17	GIEHL, PAUL F ETAL	5.04
18	BECKMAN TRUST, RONALD ETAL	8.13

SECTION 2N

1	WATERHOUSE, JOSHUA K ETAL	41.93
2	ROWAN, THOMAS J ETAL	20.26
3	HECKART, JARED ETAL	29.44
4	GRANT, LISA J ETAL	10.96
5	SCHWASS, TERESA	5.13

SECTION 3N

1	FURNALD, D CHAD ETAL	16.73
2	HECKART, BENJAMIN A ETAL	12.54
3	PARROTT, THOMAS R ETAL	6.03

SECTION 4S

1	NEALEY TRUST, THOMAS ETAL	24.3
---	---------------------------	------

SECTION 5N

1	WOODRUFF TRUST, EVELYN K	16.78
2	DIM MURPHY LLC	26.14
3	WATTS TRUST, TAMMY L	14.68
4	ROBERTSON, FLOYD ALLAN ETAL	5.04

SECTION 5S

1	HOFHEINS, RAYMOND A ETAL	10.76
2	DUNCAN, TYLER J ETAL	10.12
3	JACOBS, DIKE E ETAL	5.1
4	WYETT, RICHARD L ETAL	20.56
5	SHACKLETT, ALAN J ETAL	5.11
6	LANDRUM, JERRY DAVID ETAL	10.02

SECTION 6N

1	LEHMAN, BLAIR D	26.52
---	-----------------	-------

SECTION 6S

1	TURNER, AUDRA M I	10.24
---	-------------------	-------

T
69
N

SECTION 7N

1	WOODRUFF TRUST, EVELYN K	14.71
2	ROBY, LISA L	15.1
3	CLINGAN, ZACHARY A	6.03

SECTION 7S

1	BOYLE, DEANNA L	22.74
2	WINGATE, NICOLE S	10.31
3	GORRELL, DUANE L ETAL	19.53
4	JACKSON LE, TIMOTHY L ETAL	37.57

SECTION 8N

1	DODDS, BRADLEY ETAL	20.54
---	---------------------	-------

SECTION 8S

1	MCCORD, SHIRLEY M	15.69
2	DITSWORTH, JAYSON T	11.18

SECTION 9S

1	BEAL, JEFF ETAL	17.47
2	BECKMAN, BROCK C	20.74
3	FOSTER TRUST, ROBERT DOUGLAS ETAL	22.47
4	LANDRUM FARMS LP	9.71
5	DUNKIN, BRAYTON ETAL	22.37

R5W | R4W

SECTION 11

1	MILTENBERGER, MICHAEL D ETAL	6.69
---	------------------------------	------

SECTION 12N

1	SINK, BRIAN K ETAL	9.8
2	HALE, LINDA J ETAL	13.53
3	TAEGER TRUST, DONALD E ETAL	29.87
4	INGHAM, LEE J	9.96

SECTION 15N

1	WALKER, PATRICK D	24.5
2	BECKMAN, EVAN R ETAL	6.51
3	DTI REAL ESTATES LLC	7.4
4	MU LAND LLLP	5.15

SECTION 16S

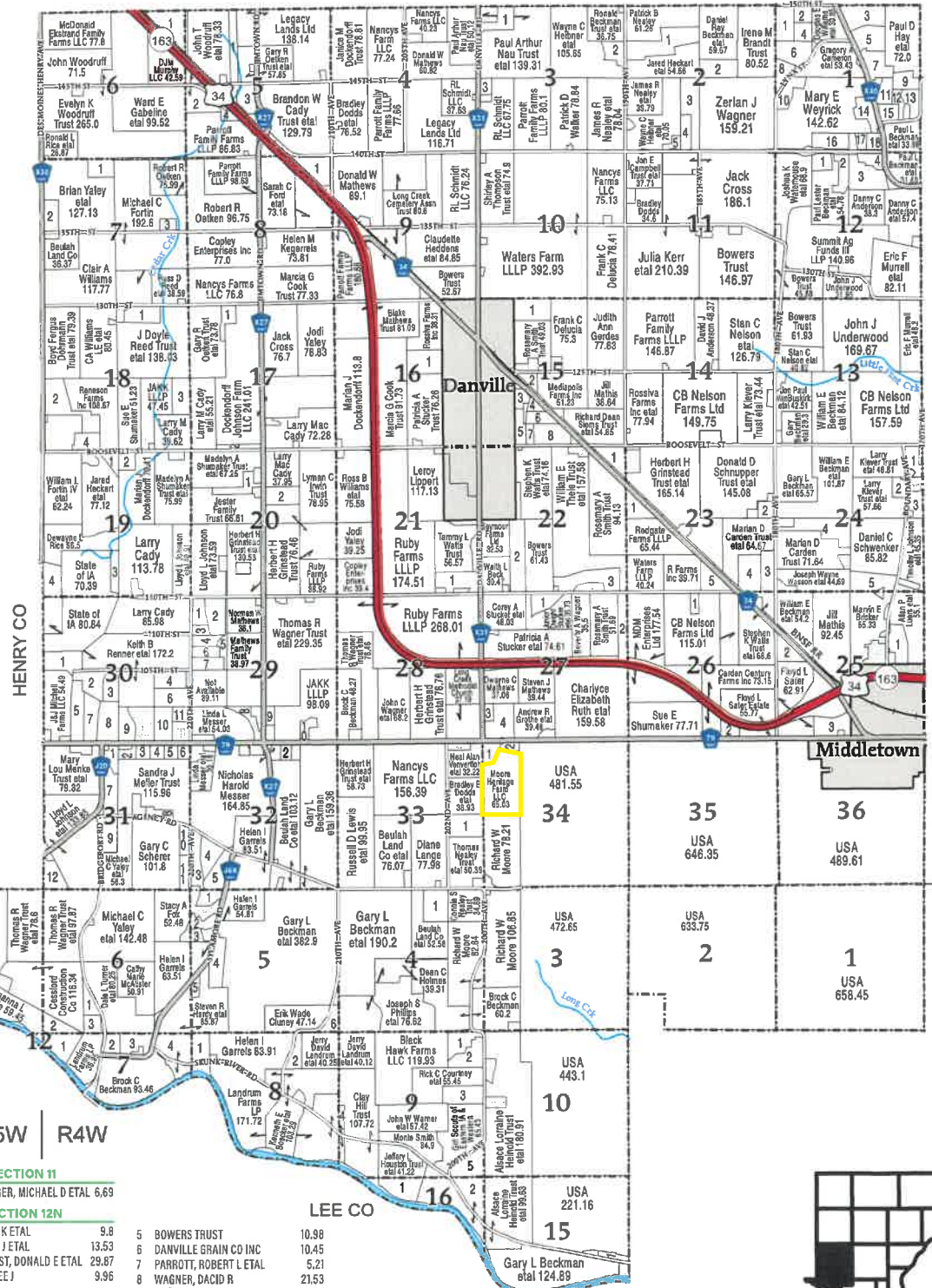
1	DUNKIN, BRAYTON ETAL	5.64
---	----------------------	------

SECTION 16N

1	WAGNER, ZERLAN J	25.58
---	------------------	-------

LEE CO

See pages 52-53 for additional names not listed on map



FLINT RIVER TWP

UNION WEST TWP

JENSEN & ASSOCIATES

MidwestAgExchange.com

**Midwest Ag Exchange
Nate Larson – LIC S73602000
319-931-3944
Nate@FIConsultant.com**