

# FREMONT COUNTY

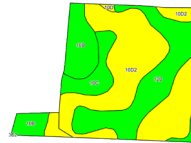
297TH AVE . SIDNEY, IA 51652

**47.88 ACRES M/L - LISTING #14769**



## TILLABLE SOILS MAP

Code	Soil Description	Acres	Percent of Field	Legend	CSR2
10D2	Monona silt loam	20.48	50.6%		60
12B	Napier silt loam	10.54	26.1%		93
10B	Monona silt loam	6.08	15.0%		95
10C	Monona silt loam	3.19	7.9%		89
10D	Monona silt loam	0.16	0.4%		63
<b>Weighted Average</b>					<b>76.2</b>

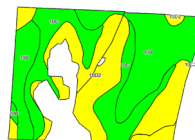


**82.11 ACRES M/L - LISTING #14770**



## TILLABLE SOILS MAP

Code	Soil Description	Acres	Percent of Field	Legend	CSR2
10D2	Monona silt loam	27.40	38.7%		60
10B	Monona silt loam	24.97	35.3%		95
10C	Monona silt loam	18.43	26.0%		89
<b>Weighted Average</b>					<b>79.9</b>



## DESCRIPTION

Peoples Company is pleased with the opportunity to market two farms owned by the Marjorie E. Barnes Estate in Fremont County, Iowa. These high quality farms are located just five miles south of Sidney, Iowa and feature very high quality, tillable farmland as well as numerous recent updates including extensive terracing and clean-up. The 47.88 acre offering consists of 40.45 tillable acres, carrying a CSR2 of 76.2. The 82.11 acre tract consists of 70.8 tillable acres, carrying a CSR2 of 79.9. Both farms are made up of rich Monona and Napier soil types and range in slope between 2 and 14 percent. The current farm lease has been terminated and farming rights are open for the 2020 crop year. Both farms are located in Section 23 of Sidney Township in Fremont County, Iowa.

## DIRECTIONS

From Sidney, Iowa, head south out of town on Main St for 1.3 miles. Make a slight right turn onto Highway 275 and head south for 2.9 miles. Make a left onto 250th St and head east for 1.3 miles. Turn left and head north on 297th Ave for .6 miles. The 82.11 acre farm will be located on the west side of the road, and the 47.88 acre farm on the east side of the road. Please look for company signage.

## SELLER

Marjorie E. Barnes Estate

## CONTACT

**JAKE SICKELS** 515.681.2103  
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## IMPROVEMENTS

Farm has recently been re-terraced, with conventional farm-over terraces being put into place on the south end of the farm.



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