

MARION COUNTY IA

Land Available

PRICE

\$618,000

DESCRIPTION

If you are looking for a sneaky good hunting property with plenty of income potential, take a look at this one: 162.48 m/l acres located just south of Pleasantville, Iowa, in Marion County. The property sits just 1.25 miles from hard-surface road S45 and would be less than a 30-minute commute to the Des Moines metro. This farm has 140.68 FSA tillable acres carrying a CSR2 of 63 with an estimated 120.54 acres currently in row crops. The acres being farmed have a CSR2 of 64.4 and are highly productive. The remainder of the farm is in timbered draws and creek bottom with lots of cover. Electric and rural water are at the road with excellent building site potential. The net taxes for this property are \$4,096.

FARM DETAILS

FSA Cropland Acres: 140.68

Corn: 59.30 Base Acres
with a PLC Yield of 104

Soybeans: 55.90 Base Acres
with a PLC Yield of 37

ADDRESS

McKimber Street
Pleasantville, Iowa 50225

DIRECTIONS

From Pleasantville: Take Highway 5 south to the intersection of Highway 5 and IA-92. Continue south on County Road S45 for approximately 2.5 miles. Take a right on to McKimber Street. The property will be on the right after 1.25 miles.



CONTACT

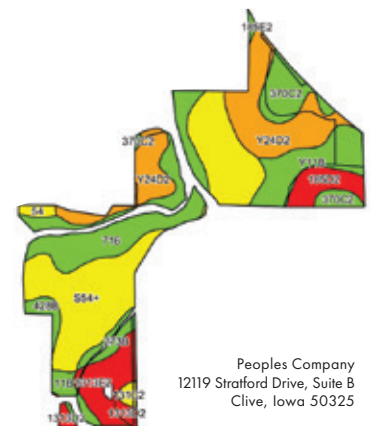
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TILLABLE SOILS

Code	Soil Description	Acres	% of Field	CSR2	
S54+	Zook silt loam	41.43	29.4%	68	
Y24D2	Shelby clay loam	26.26	18.7%	49	
716	Lawson-Quiver-Nodaway complex	23.38	16.6%	78	
Y11B	Colo, Ely silty clay loams	11.98	8.5%	80	
370C2	Sharpsburg silty clay loam	9.91	7.0%	80	
1313E2	Munterville silt loam	9.34	6.6%	22	
185D2	Bauer silt loam	5.89	4.2%	13	
11B	ColoEly silty clay loams	2.93	2.1%	78	
273B	Olmitz loam	2.92	2.1%	89	
428B	Ely silty clay loam	2.17	1.5%	88	
1313D2	Munterville silt loam	2.10	1.5%	34	
54	Zook silty clay loam	1.27	0.9%	67	
131C2	Pershing silt loam	1.10	0.8%	62	
Weighted Average				63	



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