

LISTING #15157

PEOPLES COMPANY.COM

PC

# Marion County

DIVERSE, QUALITY FARMLAND FOR SALE IN IOWA

**317**

ACRES M/L

*Contact*

**Kenny Herring, ALC: 515.783.8718**

**Kenny@PeoplesCompany.com**

# Farmland For Sale in Marion County, Iowa **317** ACRES M/L

## About the Farm

Diverse, quality farmland offered for sale in Marion County, Iowa. This property totals 317 acres m/l of individually distinct components, that when combined, offer a unique opportunity for agriculture, conservation, and recreation. 179 acres m/l of the property is currently in row crop, corn/soybean rotation. The tillable acres carry an average CSR2 of 71.8. Soil types include Haig, Grundy, Pershing, and Nira with slopes from zero to nine percent across most of the tillable acres. It is great laying, highly productive land. The farm also has an additional 58.80 m/l acres enrolled in CRP with an annual payment of \$10,912 providing additional income as well as wildlife habitat. The farm also offers several hardwood timber draws that adjoins a large block of timber with a history of producing record scoring whitetail bucks. Wildlife of all kinds, a healthy population of deer and turkey, as well as upland game birds, both quail and pheasant. A great mix of recreation and income! This great property is located 45 minutes southeast of the Des Moines Metro in section 28 of Franklin Township, Marion County, Iowa.

*Listing #15157*

**PEOPLES COMPANY.COM**



**KENNY HERRING, ALC**

*Accredited Land Consultant*

515.783.8718

Kenny@PeoplesCompany.com



## Farm Details

FSA Cropland Acres: 243.89

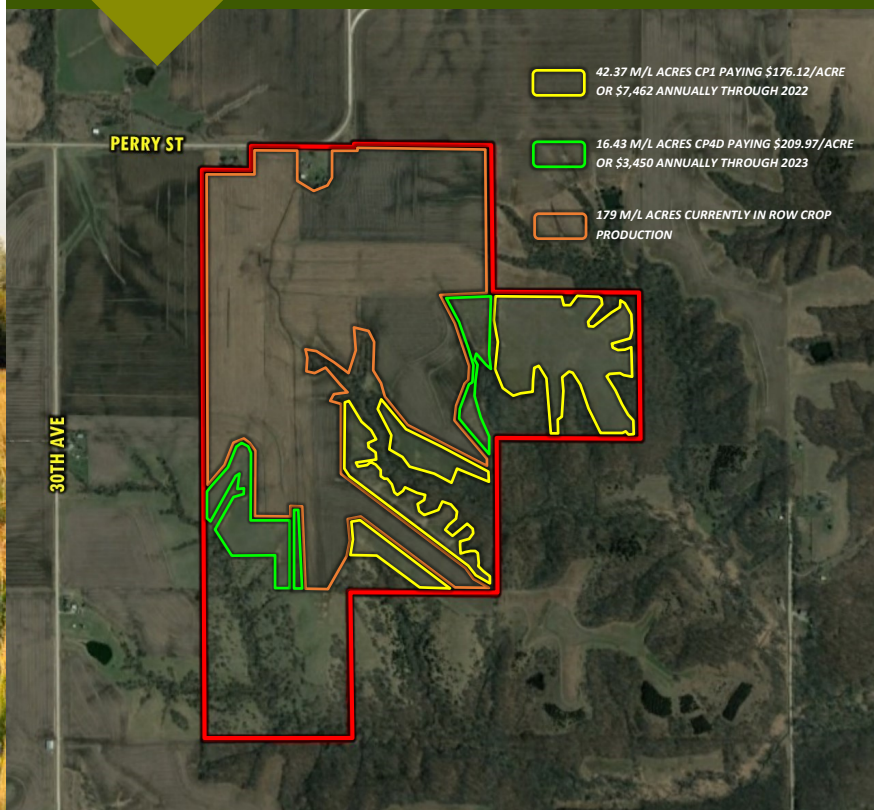
Corn: 115 Base Acres with a PLC Yield of 110

Soybeans: 62.5 Base Acres with a PLC Yield of 40

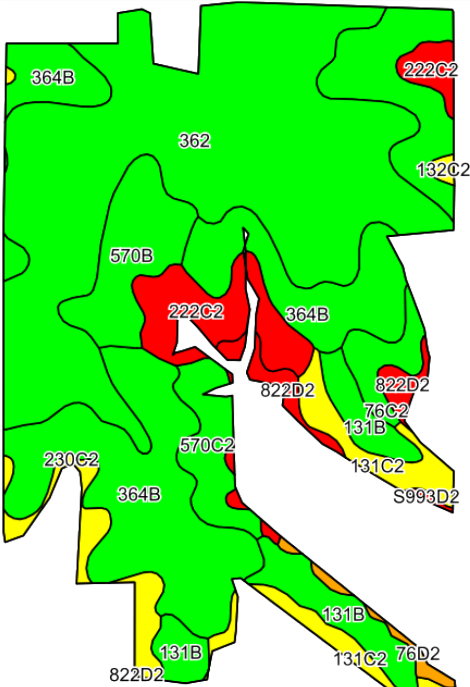
CRP Acres: 58.80, paying approximately \$10,912 annually

CP1: 42.37 acres, paying \$176.12 per acre or approximately \$7,462 annually through 9/30/22

CP4D: 16.43 acres, paying \$209.97 per acre or approximately \$3,450 annually through 9/30/23



# Tillable Soils Map **65.9** CSR2



©2020 AcriData, Inc.

Code	Soil Description	Acres	Percent of Field	Legend	CSR2
362	Haig silt loam	69.11	38.6%		83
364B	Grundy silty clay loam	51.23	28.6%		72
131B	Pershing silt loam	10.96	6.1%		70
222C2	Clarinda silty clay loam	10.20	5.7%		28
570B	Nira silty clay loam	9.60	5.4%		80
131C2	Pershing silt loam	8.20	4.6%		62
570C2	Nira silty clay loam	5.89	3.3%		72
230C2	Clearfield-Arispe silty clay loams	4.58	2.6%		58
822D2	Lamoni silty clay loam	3.68	2.1%		10
76C2	Ladoga silt loam	3.55	2.0%		75
76D2	Ladoga silt loam	1.20	0.7%		49
132C2	Weller silt loam	0.45	0.3%		59
S993D2	Gara-Armstrong complex	0.25	0.1%		32
69C2	Clearfield silty clay loam	0.10	0.1%		57
		<b>243.89</b>	<b>Wtd Avg</b>		<b>65.9</b>

## Directions to Property

From Knoxville, Iowa, head West on W Pleasant Street for 1.8 miles. Merge onto IA Highway 5 and travel Northwest for 4.7 miles until you reach Lisbon Street. Head West on Lisbon Street for 2.1 miles until you reach Highway S45. Go South on Highway S45 for 2.5 miles until you reach Newbold St. Travel West on Newbold Street for 1 mile until you reach 35th Avenue. Travel South on 35th Avenue for 1.6 miles until 35th Avenue bends West and turns into Perry Street. The farm will be located on the South side of Perry Street. Look for company signs.



Price Reduced!  
**\$1,616,700**

Price/Acre  
**\$5,100**

Net Taxes  
**\$7,737.09**



12119 Stratford Drive, Suite B  
Clive, IA 50325  
PeoplesCompany.com



FOLLOW US ON SOCIAL MEDIA!  
@PEOPLES COMPANY



**KENNY HERRING, ALC | 515.783.8718 | KENNY@PEOPLES COMPANY.COM**

# Marion County

317 ACRES M/L FARMLAND FOR SALE IN IOWA