

# *Farmland Available* **JASPER COUNTY**

W 88th Street N | Colfax, IA 50168

**80**  
ACRES M/L

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**PC PEOPLES<sup>TM</sup>**  
COMPANY  
INNOVATIVE. REAL ESTATE. SOLUTIONS.



# Farmland Available

## 80 ACRES M/L IN JASPER COUNTY



Farmland available in Jasper County! Property consists of 80 gross acres m/l with 73.92 NHEL FSA cropland acres of which 70.00 acres are currently in row crop production carrying a CSR2 rating of 64.6. A wetland determination has been completed on eastern 60.65 acres and was deemed Prior Converted (PC) allowing for additional drainage tile to be installed without any restrictions and is in progress on the western 14.24 acres. Indian Creek meanders through the southwest corner of the property and tile can be taken to daylight through this creek or by the drainage ditch. There has been rip rap installed along the outer bank of the creek bend to stabilize the bank and reduce erosion.

The most recent soil test was done in the fall of 2016 on ten acre grids and proves the farmland maintained fertility. Yield history for these acres are available and have an APH (Actual Production History) of 166 bushels per acre for corn and 48 bushels per acre for soybeans. Recent corn yields have been 176 bushels and 45 bushels for soybeans. Contact listing agents for copies of the wetland

determination, APH yield information, and the most recent soil test. There are several grain elevators in the area, including but not limited to Heartland Co-op locations in Mingo, Mitchellville, Prairie City, and Newton and a Key Cooperative location in Newton, Iowa offering competitive marketing options. Farming rights will be open for the 2021 crop year. This land would be a great add-on to an existing farming operation or a smart investment for the Buyer looking to diversify their portfolio.

The balance of the FSA cropland acres include 3.83 enrolled in the Conservation Reserve Program (CRP) Filter Strip or CP21 program through September of 2029 with an annual payment of \$885 or \$231 per acre. Conservation measures have been actively applied with well-maintained waterways and edge of field filter strips to preserve and keep topsoil in place, intercept and filter nutrients from runoff, and provide habitat and corridors for wildlife. Located just northeast of Colfax, Iowa in the southwest quarter of Section 20 of Sherman Township.

### Contacts

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**DIRECTIONS** From Colfax, Iowa: Travel east out of town on County Highway F48 for approximately 4 miles. Turn left (north) onto County Highway S52 for 1.5 miles and turn left (west) onto N 19th Avenue W. Continue for another 1.5 miles and turn right (north) onto W 88th Street N for approximately 0.25 miles. Upon crossing the bridge, the property will be located on the west side of the road. Look for a Peoples Company sign.

## CROP YIELDS

Year	Corn (APH)	Soybeans (APH)
2013	149	-
2014	-	46
2015	204	-
2016	-	61
2017	177	-
2018	-	29
2019	228	-
2020	-	42



## SOIL TEST RESULTS (2016)

Sample	Farm Average	Optimal
Phosphorus (P)	30.57 ppm	> 18 ppm
Potassium (K)	160.73 ppm	> 180 ppm
Organic Matter (OM)	3.92%	> 3.00%
Acidity/Basicity (pH)	6.6	6.5-6.7

## FARM DETAILS

FSA Cropland Acres: 73.92  
 Base Acres: 70.09  
 Corn: 35.79 base acres with a PLC Yield of 163  
 Soybeans: 34.30 base acres with a PLC Yield of 49

Price  
**\$560,000**

Net Taxes  
**\$2,342**

CSR2  
**64.6**

Visit [PeoplesCompany.com](http://PeoplesCompany.com) for more information | Listing #15231







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