

— Land Available —
SAC COUNTY



OFFERED AS TWO LISTINGS

47.98
ACRES M/L

CHASE DUESENBERG

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 **PEOPLES™**
COMPANY
INNOVATIVE. REAL ESTATE. SOLUTIONS.

Peoples Company is pleased to offer 47.98 Acres M/L of Sac County Farmland!

LISTING #15670

Rare opportunity to own farmland in Sac County just northeast of Sac City, Iowa. The farm consists of 24.58 gross acres m/l with 22.04 acres currently in row crop production carrying a 66.1 CSR2. Soil types include Okoboji silty clay loam, Talcot clay loam and Clarion loam. The balance of the property includes 0.5 acres enrolled in CRP (Conservation Reserve Program) until 2025 with an annual payment of \$166.

This property would be a great add-on to an existing farming operation, beginning farmer, or investment for a buyer looking to diversify their portfolio. The farm lease has been terminated and farming rights are open for the 2022 growing season. This property is located in Section 4 of Cedar Township, Sac County, Iowa.

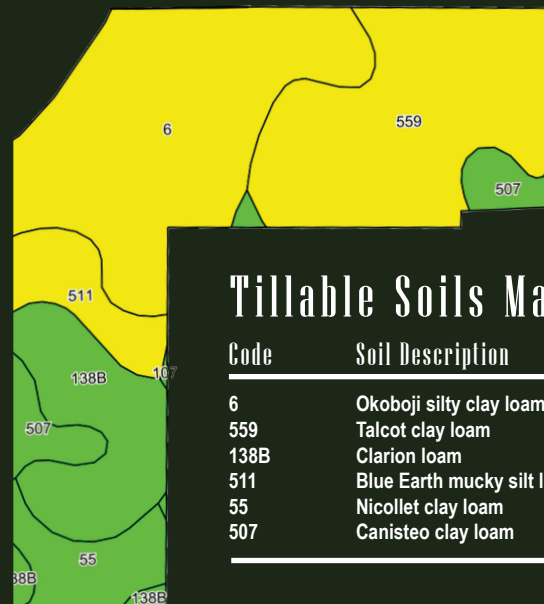
*A perpetual easement runs 33 feet in width along and parallel to the South and Easterly line of the main open ditch of Drainage District No. 81. Contact Agent for details.



24.58 ACRES M/L

- PRICE -

Total Price **\$253,000**
Net Taxes **\$446.00**



Tillable Soils Map

Code	Soil Description	Acres	Percent	Legend	CSR2
6	Okoboji silty clay loam	7.96	36.1%		59
559	Talcot clay loam	6.42	29.1%		54
138B	Clarion loam	3.35	15.2%		89
511	Blue Earth mucky silt loam	1.47	6.7%		66
55	Nicollet clay loam	1.44	6.5%		89
507	Canisteo clay loam	1.40	6.4%		84

Weighted Average **66.1**

LISTING #15671

Affordable land investment or building site located northeast of Sac City, Iowa. Peoples Company presents 23.4 acres m/l in Sac County, Iowa. The general location and close proximity to paved Highway 20 offers an excellent opportunity to build your future home for those interested in rural settings and country living. There are approximately 7.64 FSA-certified cropland acres that carry a CSR2 of 84.2.

There's something for everyone with this versatile property offering a blend of income with potential row crop acres, livestock grazing and production, and recreational opportunities. This would also be a great add-on property for an existing farming operation, an affordable size tract for a beginning farmer or landowner, or a property for someone wanting to diversify their portfolio.

Electricity is provided by the Raccoon River Electric Cooperative along the west side of Wadsley Avenue. The property is located in Section 10 of Cedar Township, Sac County, Iowa.



23.4 ACRES M/L

- PRICE -

Total Price **\$133,380**
Net Taxes **\$322.00**



Tillable Soils Map

Code	Soil Description	Acres	Percent	Legend	CSR2
138C2	Clarion loam, 6 to 10 percent slopes, moderately eroded	3.51	45.9%		83
138B	Clarion loam, 2 to 6 percent slopes	2.94	38.5%		89
135	Coland clay loam, 0 to 2 percent slopes, occasionally flooded	1.19	15.6%		76

Weighted Average **84.2**



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