

IOWA  
**FRANKLIN COUNTY**

— FARMLAND AVAILABLE —



41.78 ACRES M/L | CSR2 93.2 | LISTING #16276

**MATT ADAMS**

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



# PROPERTY INFO

41.78 ACRES M/L

# TILLABLE SOILS MAP

CSR2 93.2

Franklin County, Iowa Farmland - Peoples Company is offering 41.78 acres m/l of high-quality Franklin County, Iowa farmland! Located within the city limits in the southeast corner of Hampton, Iowa, this property includes 35.45 FSA NHEL tillable acres. Currently, there are 31.25 acres being farmed carrying a CSR2 rating of 93.2 with the primary soil types of Dinsdale silty clay loam, Muscatine silty clay loam, and Ely silty clay loam. There are 4.20 acres enrolled into the Conservation Reserve Program (CRP) through 2027. The CRP practice is CP-21 (Filter Strips) and has a current annual payment of \$1,260 (\$300/acre).



## Current Tillable Soils Map

Code	Soil Description	Acres	% of Field	Legend	CSR2
377B	Dinsdale silty clay loam	22.51	72.0%		94
119	Muscatine silty clay loam	4.58	14.7%		100
428B	Ely silty clay loam	2.98	9.5%		88
213B	Rockton loam	0.69	2.2%		49
184	Klinger silty clay loam	0.29	0.9%		95
133	Colo silty clay loam	0.13	0.4%		78
<b>Weighted Average</b>					<b>93.2</b>



There are several competing grain market options nearby including ethanol plants combined with a variety of grain elevators. This tillable farmland tract is located within Section 34 in Mott Township, Franklin County, Iowa. The current use of this property is agricultural but it is currently zoned single-family residential (R-1) by the City of Hampton, Iowa. There is a city water line along the north side of 140th Street with a hydrant by the west acreage site (southwest corner of the property). This property would be a great long-term investment as the area continually develops. Don't miss this rare opportunity to purchase land in a tightly held area!



Scan the QR Code to view listing #16276 online or visit PeoplesCompany.com

Asking Price

**\$438,690**



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