

FARMLAND AVAILABLE

Buchanan County, Iowa

379.22 ACRES M/L

Listing

#16448



220TH STREET/GOLF COURSE BOULEVARD



Travis Smock 319.361.8089
Travis@PeoplesCompany.com



**FOR MORE INFORMATION VISIT
PEOPLES COMPANY.COM**

ABOUT THE FARM

ASKING PRICE \$6,788,038

Unprecedented opportunity to own one of the most sought after farms in Buchanan County, Iowa. This 379.22 acre m/l contiguous property offers 360.64 FSA tillable acres carrying a CSR2 of 86. The entire farm is pattern tiled with the predominant soil type being Readlyn silt loam and has been meticulously maintained with high fertility and excellent yield history. In addition to the rich farming history, the land lies just west of Independence along 220th Street (Old Highway 20), Golf Course Boulevard, and the Chicago, Central & Pacific Railroad creating multiple potential future development opportunities. The farmland is considered Non-Highly Erodible (NHEL) and does not contain a wetland. The location is less than one mile from the Independence Municipal Airport, River Ridge Golf Course/Denali's on the River, and the Independence Community Schools. The entire property is located along Iowa Avenue/Golf Course Boulevard, and Harrison Avenue in Section 32 of Washington Township, Buchanan County, Iowa.



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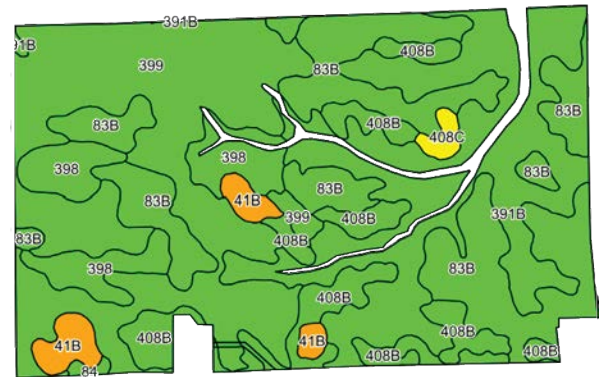
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360.64 FSA TILLABLE ACRES CARRYING A CSR2 OF 86

TILLABLE SOILS MAP

Code	Soil Description	Acres	% of Field	Legend	CSR2
399	Readlyn silt loam	110.94	30.8%		91
391B	Clyde-Floyd complex	89.43	24.8%		87
83B	Kenyon loam	87.98	24.4%		90
408B	Olin fine sandy loam	33.06	9.2%		74
398	Tripoli clay loam	26.00	7.2%		82
41B	Sparta loamy fine sand	9.81	2.7%		39
408C	Olin fine sandy loam	2.46	0.7%		65
84	Clyde clay loam	0.96	0.3%		88
Weighted Average					86





2300 Swan Lake Blvd, Ste 300
Independence, IA 50644



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Directions

From Downtown Independence: Travel west on 1st Street for 1.5 miles and the farm will be located on the north side of the road.

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