

LAND AVAILABLE

LISTING #16810

DECATUR COUNTY IOWA



CONTACT

Kenny Herring, ALC
515.783.8718 | Kenny@PeoplesCompany.com
IA LIC S61643000

Adam Curran
641.203.2931 | Adam@PeoplesCompany.com
IA LIC S56876000

98
ACRES M/L

Farmland Available

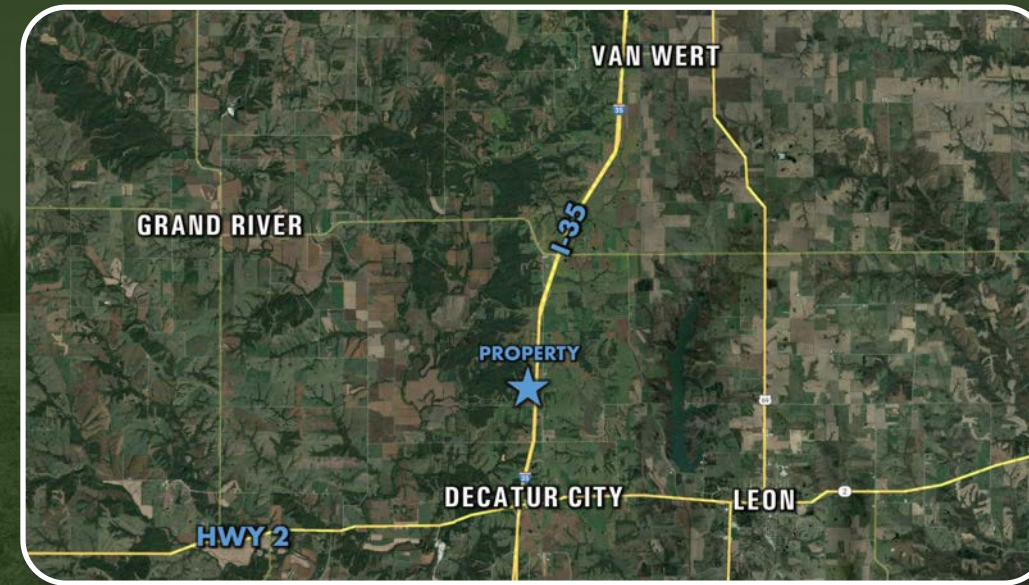
Highly productive Decatur County farmland. The property is located in northern Decatur County and just off Interstate 35. This farm offers an opportunity for both farmers and investors, with productive soils and is nearly 90% tillable. In addition to being a worthy investment, the location lends itself to easy interstate access with road frontage on two sides. The farm has been well cared for and owner operated for a number of years. A survey will be done prior to closing to determine the exact acres.



98 Acres M/L

Gross Taxes: \$1,819.00

Price: \$637,000



Directions

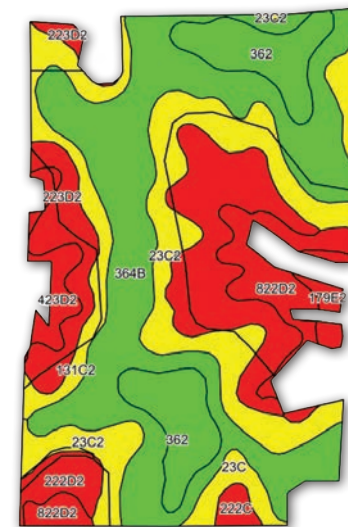
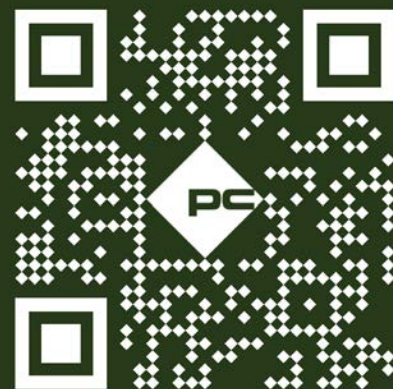
From Interstate 35 take County Highway J20 exit. Go west to first gravel back south (R34). Travel south 0.7 miles and turn right onto 193rd Ave. The property will be on west side of the road, approximately 2 miles.

**193rd Avenue
Leon, IA 50144**



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Tillable Soils Map

Code	Soil Description	Acres	% of Field	CSR2
364B	Grundy silty clay loam	28.96	33.3%	72
23C2	Arispe silty clay loam	16.0	18.4%	62
222C	Clarinda silty clay loam	10.75	12.4%	31
362	Haig silty clay loam	8.80	10.1%	83
822D2	Lamoni clay loam	5.46	6.3%	11
131C2	Pershing silty clay loam	5.11	5.9%	62
223D2	Rinda silty clay loam	5.0	5.7%	19
423D2	Buckell clay loam	2.08	2.4%	8
222D2	Clarinda silty clay loam	2.06	2.4%	8
23C	Arispe silty clay loam	1.68	1.9%	66
179E2	Gara clay loam	1.08	1.2%	23

Weighted Average: 55

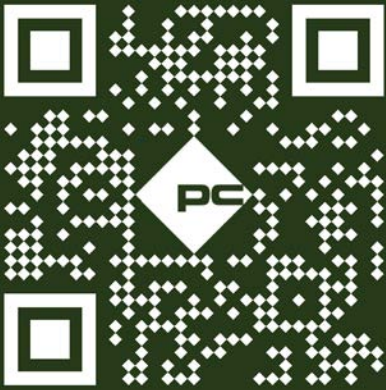
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12119 Stratford Drive
Clive, IA 50325



PeoplesCompany.com
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SCAN FOR
MORE INFO

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