

IOWA FARMLAND AVAILABLE

Palo Alto County

121.66 ACRES M/L



LISTING #18287

Andrew Zellmer

712.898.5913 | IA LIC S61625000
AndrewZ@PeoplesCompany.com

Chase Duesenberg

641.529.0562 | IA LIC S65470000
Chase@PeoplesCompany.com



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Peoples Company is pleased to represent the Mary R. King Estate in offering 121.66 surveyed acres of farmland just south of Ayrshire, Iowa. This versatile tract includes 91.62 FSA cropland acres with an impressive CSR2 rating of 80.4. The primary soil types include Clarion loam, Nicollet clay loam, and Colo silty clay loam. The farmland is classified as NHEL (Non-Highly Erodible Land) and lies within County Drainage Districts #111 and #175. A drainage easement agreement with the City of Ayrshire allows the city to operate a 12-inch perforated tile line along the northern boundary of the property, discharging into Silver Creek. (See attached Drainage Easement Agreement and Map for full details.)

Beyond its productive agricultural ground, the property also features rare and highly desirable recreational land. Silver Creek meanders through a timbered draw that enhances the wildlife habitat, supporting populations of deer, turkey, and other game. These scenic acres offer a tranquil setting, ideal for building a future home, cabin, or shop.

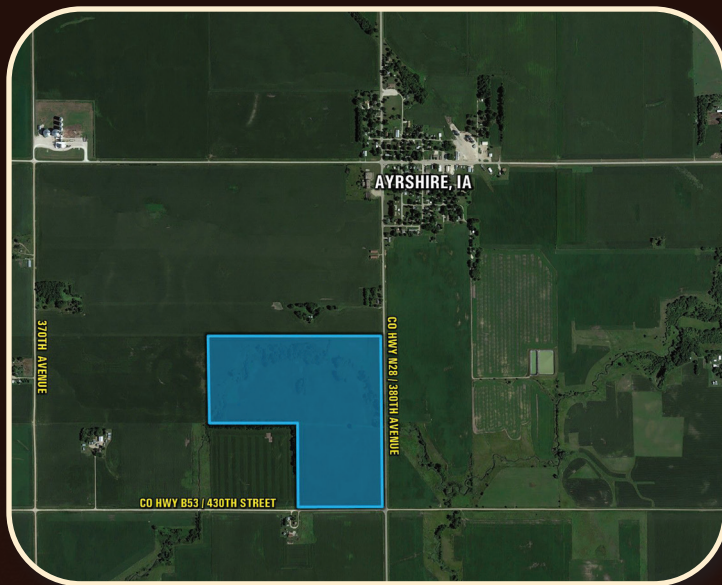
Located in Section 22 of Silver Lake Township, this tract is situated in a well-established agricultural region. It presents a strong opportunity for expansion of an existing operation or as a solid investment to diversify a portfolio and guard against inflation. The property is currently leased for the 2025 crop year—please contact the listing agent for lease details.

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ASKING PRICE

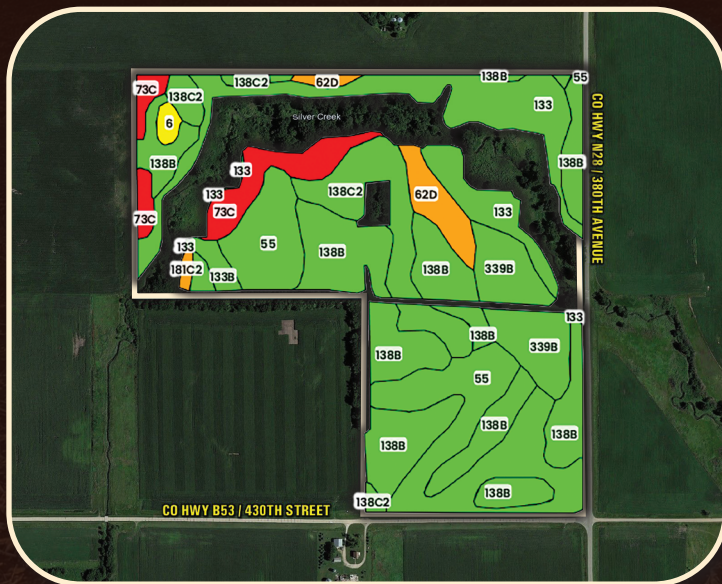
\$1,030,000





DIRECTIONS

From Ayrshire: Head South on County Highway N28/380th Avenue for .5 miles, and the farm will be located on the right (west) side of the road. Look for the Peoples Company sign.



TILLABLE SOILS MAP

Code	Description	Acres	% of Field	CSR2
138B	Clarion loam	28.77	31.40%	89
55	Nicollet clay loam	19.29	21.06%	89
133	Colo silty clay loam	14.71	16.06%	74
138C2	Clarion loam	9.74	10.63%	83
339B	Truman silt loam	7.59	8.28%	95
73C	Hawick loam	5.87	6.40%	31
62D	Storden loam	3.48	3.80%	41
133B	Colo silty clay loam	1.04	1.13%	80
6	Okoboji silty clay loam	0.67	0.73%	59
181C2	Clarion-Estherville	0.35	0.38%	49
507	Canisteo clay loam	0.12	0.13%	84

Average: 80.4



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12119 Stratford Drive
Clive, IA 50325



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SCAN TO VIEW THIS
LISTING ONLINE!

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