

GREENE COUNTY IOWA

FARMLAND AVAILABLE

— 80 ACRES M/L —

MATT ADAMS

515.423.9235 | IA LIC S59699000

Matt@PeoplesCompany.com

Listing #18436

 **PEOPLES**[™]
COMPANY
INTEGRATED LAND SOLUTIONS

PROPERTY INFORMATION

Peoples Company is pleased to represent 80 acres m/l of high-quality Greene County, Iowa, farmland located northwest of Bayard, Iowa. This highly tillable tract consists of 76.13 currently tillable acres m/l and a CSR2 soil rating of 81.4. Prominent soil types include highly productive Clarion loam and Nicollet loam. The balance of the tract consists grass terraces and grass waterways. The farm is located in Section 28 of Willow Township, Greene County, Iowa.

This gently rolling farm is situated in a strong farming community and offers quick access to the Iowa Highway system. Its close proximity to Coon Rapids provides excellent grain marketing opportunities with the POET Bioprocessing facility three miles southwest of the farm, making it a great addition to an existing farming operation or a smart investment for a buyer looking to diversify their portfolio.



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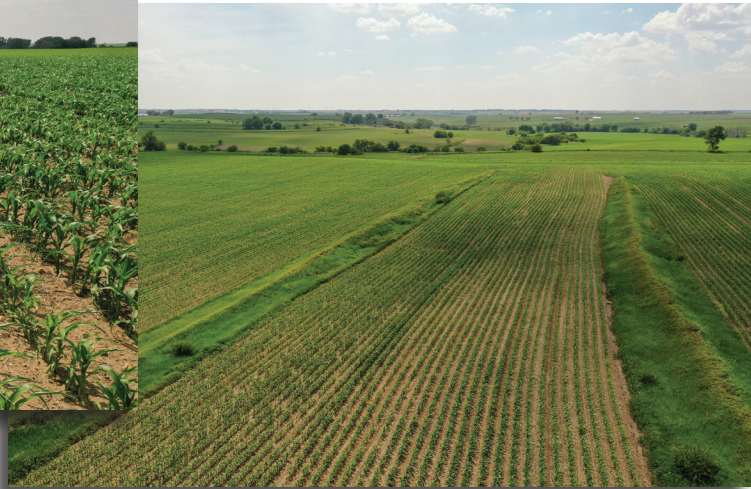
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80 ACRES M/L

TILLABLE SOILS MAP

Code	Description	Acres	% of Field	IA CSR2
L138B	Clarion loam	20.19	26.52%	88
L138C2	Clarion loam	16.85	22.13%	83
585B	Coland-Spillville	9.48	12.45%	74
L55	Nicollet loam	9.23	12.12%	91
L638D2	Omsrud-Storden	6.75	8.87%	53
L638C2	Clarion-Storden	5.52	7.25%	75
L107	Webster Clay loam	5.20	6.83%	88
L138B2	Clarion loam	2.92	3.84%	85

Average: 81.4



DIRECTIONS

From Bayard, Iowa: Head west on Iowa Highway 141 for just over half a mile until you reach Juniper/D Avenue, then turn right (north) and proceed straight for 2.5 miles. The property will be on the left (west) side of the road. Look for Peoples Company signage.

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12119 Stratford Drive
Clive, IA 50325



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SCAN TO VIEW THIS
LISTING ONLINE!

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