



LISTING #18611

PeoplesCompany.com

**101.86
ACRES
M/L**

Land Available

BUCHANAN COUNTY IOWA

TRAVIS SMOCK

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JOHN REBURN

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101.86 ACRES M/L

Description

Buchanan County Farmland Available - Peoples Company is pleased to present 101.86 acres m/l southeast of Quasqueton in Section 2 of Cono Township.

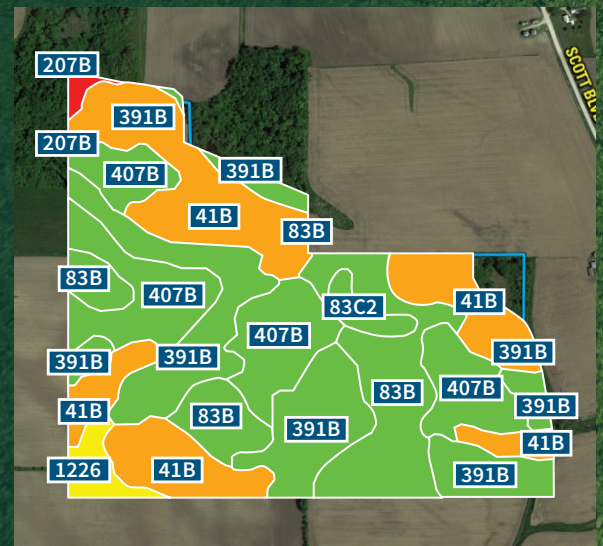
The farm has 99.95 FSA Cropland acres carrying a CSR2 of 72.1. The southern 80 acres of the farm have extensive tile that was installed in 2003. In addition to the tillable land, there are approximately 3.91 acres in timber, creating a nice spot to place a deer stand to use the farm recreationally. The farm is accessed via an easement off Racine Avenue. The farm lease has been terminated, and the farmland will be open for the 2026 growing season. Don't miss this opportunity to purchase a high percentage tillable farm at an affordable price. Contact the listing agents to view the property.



TILLABLE SOILS MAP

CODE	DESCRIPTION	ACRES	% OF FIELD	IA CSR2
41B	■ Sparta loamy sand	29.02	29.04%	42
391B	■ Clyde-Floyd complex	25.01	25.03%	87
407B	■ Schley loam	22.96	22.97%	81
83B	■ Kenyon loam	18.36	18.37%	90
1226	■ Lawler loam	2.25	2.25%	59
83C2	■ Kenyon loam	1.73	1.73%	84
207B	■ Whalan silt loam	0.57	0.57%	38
41	■ Sparta loamy sand	0.04	0.04%	48

Average: 72.1





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PRICE: \$1,018,600

\$/ACRE: \$10,000

TILLABLE ACRES: 99.95

CSR2: 72.1

NET TAXES: \$3,522.00

Directions

From Quasqueton: Head south on Racine Avenue for a half mile until reaching the driveway. Turn left (east) and follow the driveway for 1 mile until reaching the property.



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