

# *Buchanan County* *Farmland Available*

**Lee Avenue Independence, IA 50644**

**65.75**

**Acres M/L**

**Listing #18755**

**Travis Smock IA LIC S62642000**

**Travis.Smock@PeoplesCompany.com | 319.361.8089**





# Buchanan County

## Farmland Available

**Buchanan County, Iowa Land Available** - Peoples Company is pleased to present 65.75 acres m/l of high-quality Buchanan County land located just southeast of Independence, Iowa. The highly tillable farmland tract includes 64.35 FSA tillable acres carrying a CSR2 rating of 73.3. This property has been well-maintained and provides a great opportunity for operators looking to expand their row-crop footprint or investors seeking a stable, income-producing asset in northeast Iowa. The land was pattern tiled on 60-foot centers in 2013 and has been family operated with good fertility and an impressive yield history.

Whether you are adding acres to an existing operation, positioning capital in a reliable land investment, or securing a productive farm near Independence, this Buchanan County property deserves strong consideration. Well-located, manageable-sized farms with quality soils continue to be in high demand throughout northeast Iowa. The property is located along Lee Avenue in Sections 23 and 24 of Byron Township, Buchanan County, Iowa.

**Directions:** From Independence, Iowa: Travel south on Highway 150 for 2 miles to 255th Street. Turn east and continue for 1.75 miles to the T intersection of Lee Avenue. Turn north on Lee Avenue, and the farm will be located on the east side of the road. Look for the Peoples Company signs.

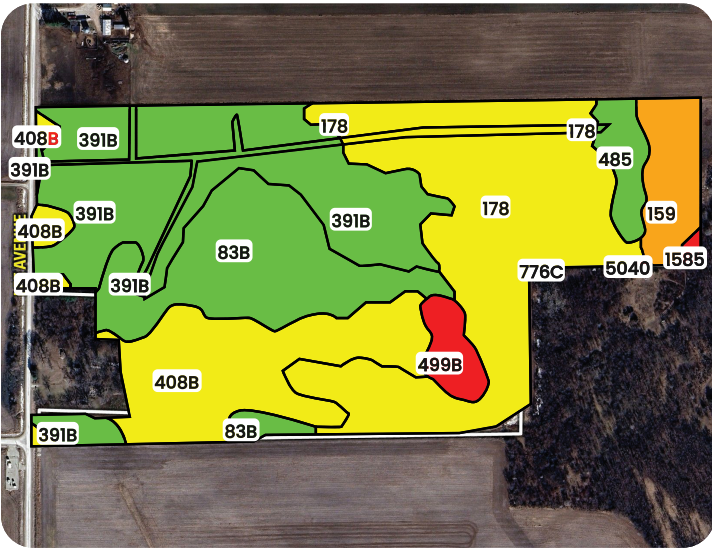


**65.75** Acres M/L  
**LISTING #18755 | PRICE: \$789,000**





# TILLABLE SOILS MAP



Code	Description	Acres	% of field	IA CSR2
178	Waukee loam	19.51	19.51	69
391B	Clyde-Floyd complex	16.64	16.64	87
408B	Olin sandy loam	10.90	10.90	64
83B	Kenyon loam	10.39	10.39	90
159	Finchford loamy sand	3.17	3.17	43
485	Spillville loam	1.87	1.87	76
499B	Nordness loam	1.63	1.63	5
159C	Finchford loamy	0.15	0.15	33
5040	Anthroportic Udorthents	0.05	0.05	5
1585	Spillville-Coland complex	0.03	0.03	22
776C	Lilah sandy loam	0.01	0.01	5
Average:				73.3







2300 Swan Lake Boulevard  
Suite 300  
Independence, IA 50644



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