

BREMER COUNTY

FARMLAND AVAILABLE

119 ACRES M/L | 84.4 CSR2 | LISTING #19038

TRAVIS SMOCK | 319.361.8089 | Travis.Smock@PeoplesCompany.com

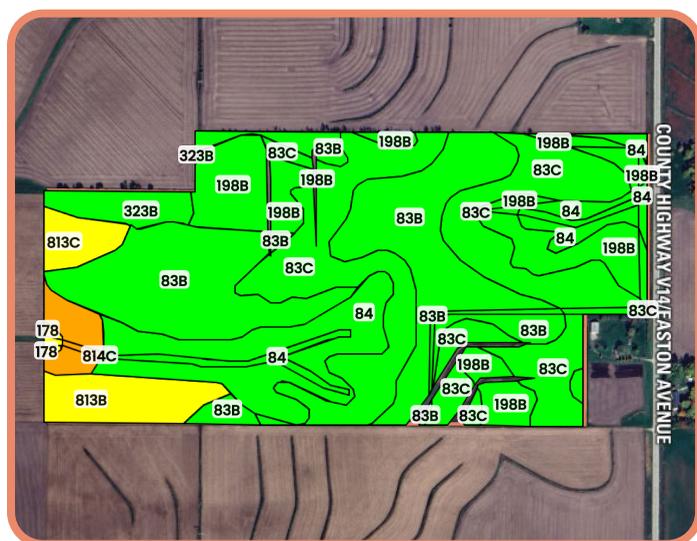
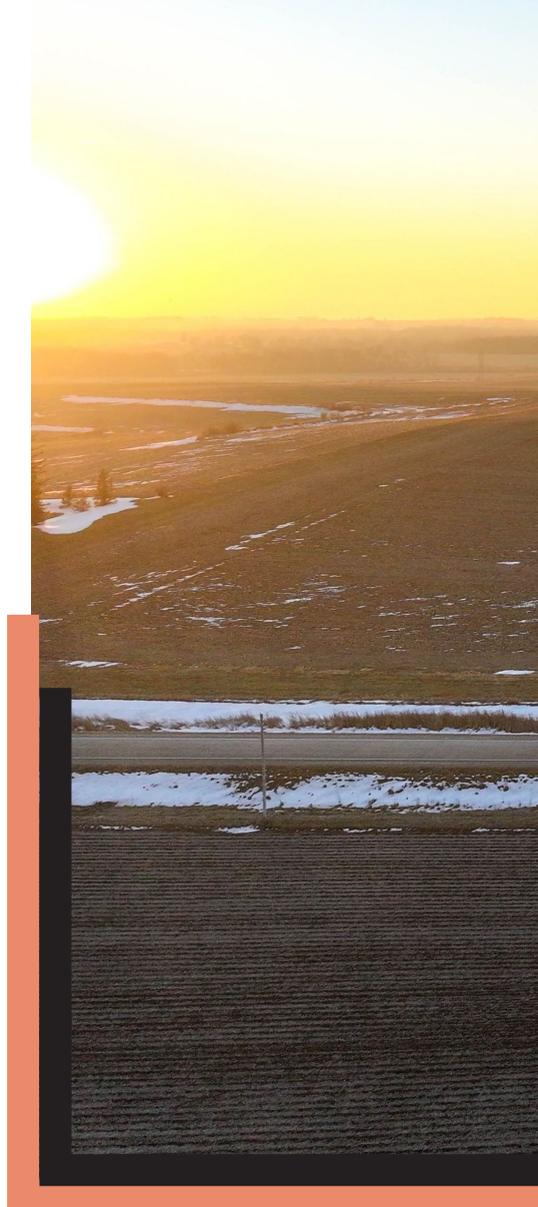


BREMER COUNTY

PEOPLES COMPANY is excited to present an exceptional opportunity to acquire 119 acres m/l of prime farmland in Bremer County, Iowa. This nearly 100% income-generating property features 118.31 FSA tillable acres, with 112.39 acres actively producing row crops and the remaining portion utilized as grassland. Boasting an impressive average CSR2 rating of 84.4, significantly above the county average, this land is characterized by fertile Kenyon and Clyde loam soils.

Ideally located east of Plainfield near Highway 218, the farm is in close proximity to four ethanol plants, providing advantageous grain marketing opportunities. Over the years, extensive tile drainage has been installed in key areas to further enhance productivity and efficiency. Additionally, a transmission line along the western boundary offers potential prospects for renewable energy development.

This property is conveniently situated just north of Horton along the paved Highway V14/Easton Avenue in Section 22 of Polk Township, Bremer County, Iowa. Don't miss this chance to invest in a high-quality agricultural asset!



TILLABLE SOILS MAP

Code	Soil Description	Acres	% of Field	Legend	CSR2
83B	Kenyon loam	35.06	29.63%		90
83C	Kenyon loam	33.94	28.68%		85
84	Clyde silty clay loam	17.71	14.97%		88
198B	Floyd loam	16.76	14.17%		89
813B	Atkinson loam	5.67	4.79%		60
323B	Fort Dodge loam	3.28	2.77%		79
814C	Rockton loam	2.79	2.36%		40
813C	Atkinson loam	2.74	2.32%		56
178	Waukee loam	0.36	0.30%		69

Weighted Average 84.4

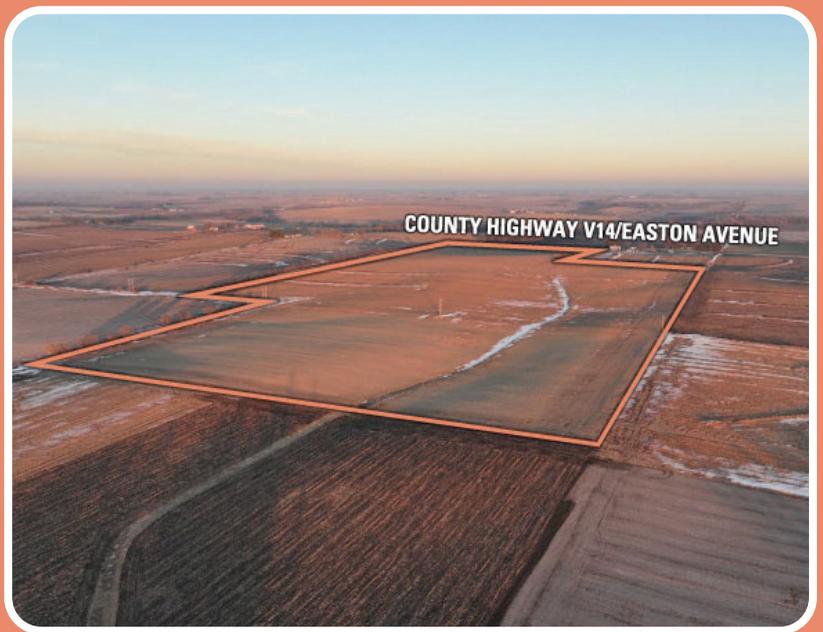




**SCAN FOR
MORE INFO**

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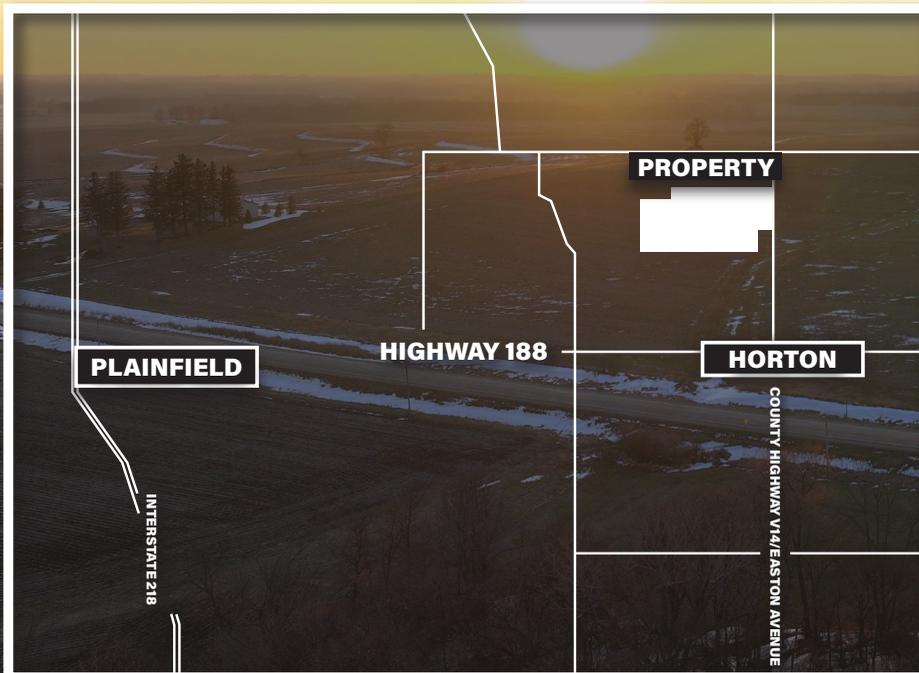
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DIRECTIONS

From Plainfield: Travel east on Highway 188 for 3 miles. At the intersection of Highway 188 and Easton Avenue (Horton Corner). Head north on Easton Avenue for 3/4 mile, and the farm will be on the west side of the road.