



98.03
ACRES M/L

LAND AVAILABLE

BUCHANAN COUNTY

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Listing #19546

PC PEOPLES
COMPANY
INTEGRATED LAND SOLUTIONS

LISTING #19546

LAND AVAILABLE

BUCHANAN COUNTY

PROPERTY OVERVIEW

Offering 98.03 acres m/l of productive Buchanan County farmland located just north of Troy Mills, Iowa. This tract includes 93.56 tillable acres m/l with an average CSR2 of 64.8. With the CRP contract expiring in September, the farm will offer full possession at closing and features high organic matter, making it well-suited for future row-crop yields.

This property is an excellent candidate for organic conversion, with no history of pesticide application. While the CSR2 rating is slightly below the county average, the farm contains a valuable mix of Clyde-Floyd and Kenyon loam soils, along with Sparta and Olin sandy soils, offering diverse production potential. The more affordable price per acre creates opportunity for young or beginning farmers and new land investors seeking a strong rate of return.

Located along Union Avenue and 325th Street in Sections 29 & 32 of Newton Township, Buchanan County, Iowa, this farm provides a rare chance to acquire productive, versatile Iowa farmland with immediate possession and long-term upside.

KEY FEATURES

School District: North Linn School District

General Area: North of Troy Mills

Zoning: Agriculture



TILLABLE SOILS MAP

Code		Description	Acres	% of field	IA CSR2
41B	●	Sparta loamy sand	35.97	38.45 %	42
391B	●	Clyde-Floyd complex	22.62	24.18 %	87
83B	●	Kenyon loam	16.99	18.16 %	90
408B	●	Olin sandy loam	9.29	9.93 %	64
175	●	Dickinson fine sandy loam	6.06	6.48 %	55
41C	●	Sparta loamy sand	1.62	1.73 %	37
807B	●	Schley variant sandy loam	1.00	1.07 %	66
Average:				64.8	



Union Avenue / 325th Street
Coggon, IA 52218

Price: \$1,019,512

GEOGRAPHICAL MAP



From Troy Mills: Travel north on Main Street to the curve and intersection of Linn-Buchanan Road. Head west on Linn-Buchanan Road for 0.15 mile to Union Avenue. Travel north on Union Avenue for 0.9 mile, and the farm will be on the west side of the road. There is additional road frontage along 325th Street.





2300 Swan Lake Boulevard, Suite 300
Independence, IA 50644



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Listing #19546



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CODE TO THE LEFT
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