

LAND AVAILABLE

LISTING #19622

PRICE: \$1,398,150

BUCHANAN COUNTY, IOWA

117.00 ACRES M/L



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

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Offering 117 acres m/l of high-quality Buchanan County farmland located less than one mile from the Fairbank, Iowa POET ethanol plant. This premier eastern Iowa farm includes 106.75 tillable acres m/l with an impressive CSR2 rating of 80.6, well above the county average. The property features productive Clyde clay, Kenyon, and Floyd loam soils, known for their strong yield potential and consistency.

The eastern portion of the farm includes a non-tillable area bordering the Fairbank Fen recreational area, adding hunting, wildlife, and outdoor value to the tract, an attractive bonus for buyers seeking both income and recreation.

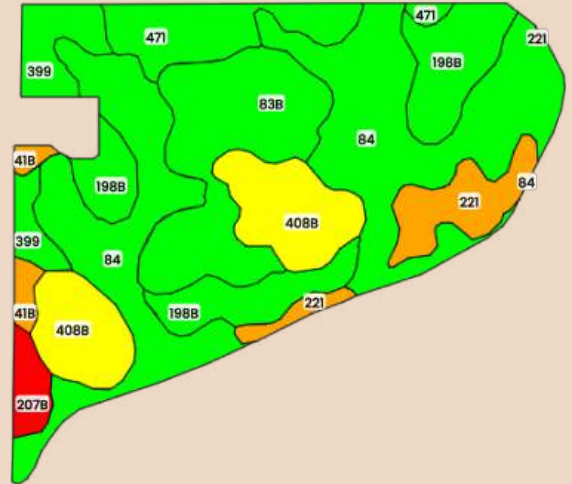
Market access is exceptional. The Fairbank POET ethanol plant sits just around the corner, and Highway 281 is only 1/2 mile away. Additional grain and ethanol markets, including Shell Rock & New Hampton ethanol plants, and the Cedar Rapids & Mississippi River terminals, are all within an hour's drive, creating outstanding marketing flexibility and reduced hauling costs.

This is a rare opportunity to purchase high-quality Iowa farmland in a prime location with strong soils, excellent access, and multiple nearby grain outlets. The farm is located at the corner of Dillon Avenue and 105th Street in Sections 2 & 3 of Fairbank Township, Buchanan County, Iowa.



TILLABLE SOILS MAP

Code		Description	Acres	% of field	IA CSR2
84	■	Clyde clay loam	39.92	37.40 %	88
83B	■	Kenyon loam	16.19	15.17 %	90
198B	■	Floyd loam	14.06	13.17 %	89
408B	■	Olin sandy loam	12.99	12.17 %	64
471	■	Oran loam	7.70	7.21 %	74
221	■	Klossner muck	6.46	6.05 %	48
399	■	Readlyn silt loam	5.73	5.37 %	91
207B	■	Whalan silt loam	2.15	2.01 %	38
41B	■	Sparta loamy sand	1.55	1.45 %	42
Average:				80.6	



DIRECTIONS

From Fairbank: Travel east on Highway 281 for 1.5 miles to Dillon Avenue. Head south on Dillon Avenue for 0.5 mile to the curve and the farm is located at the southeast corner of the curve.

AERIAL MAP





2300 Swan Lake Boulevard, Suite 300
Independence, IA 50644



PeoplesCompany.com
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SCAN THE QR
CODE TO THE LEFT
WITH YOUR PHONE
CAMERA TO VIEW
THIS LISTING ONLINE!

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