

BUCHANAN COUNTY LAND AVAILABLE

NATHEN BETHEL AVENUE & NORTH DORIS AVENUE
INDEPENDENCE, IA 50644

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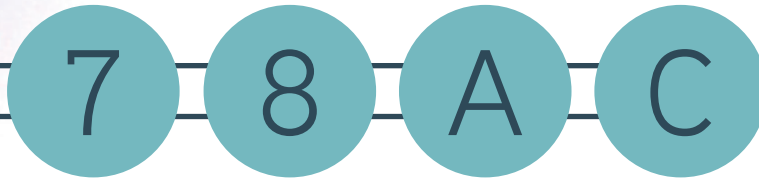


TRAVIS SMOCK

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IA LIC S62642000

LISTING # 19723

NATHEN BETHEL AVENUE



& NORTH DORIS AVENUE

M / L

DESCRIPTION 78 Acres m/l of High-Quality Buchanan County farmland located just East of Independence, Iowa. This farm offers 60.41 FSA tillable acres with an exceptional CSR2 of 89.0, featuring highly productive Kenyon and Clyde-Floyd loam soils. A 12.2 acre m/l borrow pit adds bonus recreational value with a large pond and mature timber, ideal for hunting, fishing, and wildlife.

The cropland is leased for 2027 with a long-term tenant in place, delivering turnkey income. Paved access is provided from Nathen Bethel Avenue, along with North Doris Avenue frontage. An additional 165 acres m/l recreational tract is available across the road to the east from the same seller.

Situated in Section 32 of Byron Township, this farm offers a strong combination of top-tier soils, income, and recreation in a prime Buchanan County location.

DIRECTIONS *From Independence:*

Head east out of town on 1st Street East/220th Street. Travel for 3.25 miles, then turn north onto Nathen Bethel Avenue. Travel for 1 mile. The farm will be located on the northeast corner of the train tracks and Nathen Bethel Avenue.

From Winthrop: Head west out of town on 220th Street. Travel for 3.75 miles, then turn north onto North Doris Avenue. Travel for 1 mile. The farm will be located on the northwest corner of the train tracks and North Doris Avenue.

Price: \$916,500



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TILLABLE SOILS

Code	Soil Description	Acres	% of Field	CSR2
83B	Kenyon loam, 2 to 5 percent slopes	41.18	68.17%	90
391B	Clyde-Floyd complex, 1 to 4 percent slopes	12.47	29.43%	87
398	Tripoli clay loam, 0 to 2 percent slopes	1.01	1.67%	82
5010	Pits, sand and gravel	0.32	0.53%	
171B	Bassett loam, 2 to 5 percent slopes	0.12	0.20%	85
WEIGHTED AVERAGE				89



SCHOOL DISTRICT: Independence Community School District

GENERAL AREA: East of Independence

NET TAXES: \$2,770.00

ZONING: Ag



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COMPANY
INTEGRATED LAND SOLUTIONS



LISTING #19723



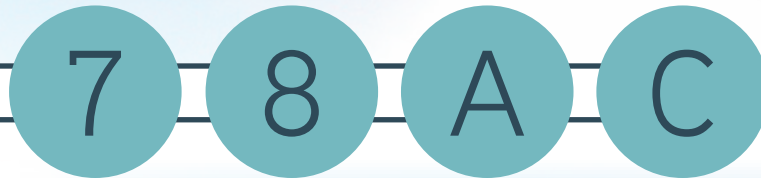
Peoples Company - Independence
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PEOPLESCOMPANY.com
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