

MARSHALL COUNTY LAND FOR SALE

160
ACRES M/L



LISTING #13225

Scott Kelly 515.473.8913
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Steve@PeoplesCompany.com



160 ACRES M/L

Offering 160 acres m/l of Marshall County farmland located west of Albion, Iowa. Farm consists approximately 78.48 tillable acres with a CSR of 59.8 (CSR2 of 58.5). In addition, farm includes 41.68 acres enrolled in CRP with an annual payment of \$8,995 (8.1 acres expiring in 2022 and 33.58 acres expiring in 2026). Balance of property in timber, open prairie, grass waterways and an existing homestead/acreage with 6 acres m/l. Acreage site could be sold separately. Homestead includes 1,860 square feet, three bedroom, two bathroom, ranch-style home with a two-car, attached garage. Farm is located west of Albion roughly 3 miles in Section 3 of Marietta Township.



Legal Description:

The South $\frac{1}{2}$ of the Northwest Fractional $\frac{1}{4}$ and the North $\frac{1}{2}$ of the Southwest Fractional $\frac{1}{4}$ of Section 3, Township 84N, Range 19W in Marshall County, Iowa. Exact legal description to be taken from abstract.



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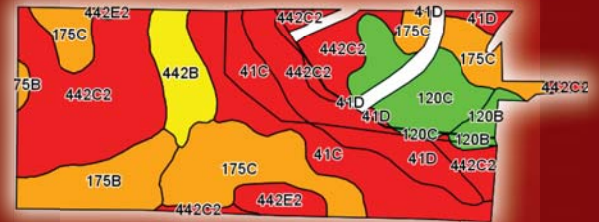
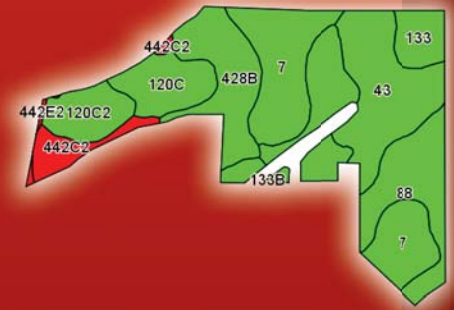
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TILLABLE SOILS CSR2

Code	Soil Description	Acres	Percent of Field	CSR2 Legend	CSR2	CSR
442C2	Dickinson-Sparta-Tama complex	14.35	18.3%		35	50
175C	Dickinson fine sandy loam	9.32	11.9%		45	40
41C	Sparta loamy fine sand	7.56	9.6%		34	25
120C	Tama silty clay loam	6.73	8.6%		90	80
88	Nevin silty clay loam	6.62	8.4%		95	90
7	Wiota silty clay loam	6.40	8.2%		95	90
43	Bremer silty clay loam	5.32	6.8%		77	82
41D	Sparta loamy fine sand	5.31	6.8%		8	15
175B	Dickinson fine sandy loam	4.06	5.2%		50	55
428B	Ely silty clay loam	3.86	4.9%		88	88
442B	Dickinson-Sparta-Tama	2.85	3.6%		57	68
120C2	Tama silty clay loam	1.99	2.5%		87	78
442E2	Dickinson-Sparta-Tama complex	1.49	1.9%		16	35
133	Colo silty clay loam	1.35	1.7%		74	80
120B	Tama silty clay loam	0.89	1.1%		95	95
133B	Colo silty clay loam	0.38	0.5%		73	75
Weighted Average					58.5	59.8



Farm Program Information:

Base acres and PLC yields will change when farm is reconstituted based on new CRP contract. *Contact Agent for details.*

Directions:

From Albion, travel west out of town on Stanley Mill Road. Veer left at "Y" intersection to stay on Stanley Mill Road. Continue approximately 1.75 miles to Jessup Avenue. The property is located on the northwest corner of Stanley Mill Road and Jessup Avenue.

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Price: \$680,000 (\$4,250/acre)

Annual Taxes: \$4,050



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