

MARSHALL COUNTY

Farmland for Sale



125
Acres



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855.800.LAND
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Farmland for Sale

DESCRIPTION

Offering 125 acres m/l of productive Marshall County, Iowa farmland! Waterways enrolled into CRP provide income on nearly every acre. The property includes 112.71 tillable acres m/l which carry a CSR2 of 80.9 (CSR of 75.6). The two CRP contracts on the farm expire in 2023 and 2024 and pay approximately \$3,969 annually. The first contract consisting of 9.7 acres of waterways is enrolled into a CP8A practice paying \$339.01 per acre or \$3,288 annually and expires in 2023. The second contract consists of approximately 2.18 acres along the pond in the southeast corner of the property. This contract is enrolled into a CP21 practice which pays \$312.58 per acre or approximately \$681 annually and expires in 2024. The farm has a very productive crop history with corn yields exceeding 200 bushel per acre. The 125 acre m/l parcel will be surveyed and split from a total of 163 acres including a large pond which would also be available for purchase. Call agents for more details.

FARM PROGRAM INFORMATION

Corn Base: 103.4 acres m/l with a PLC Yield of 178
Bean Base: 9.3 acres m/l with a PLC Yield of 47
Total Base Acres: 112.7 m/l

DIRECTIONS

From St. Anthony: Travel west on 160th Street/County Road E23 for 1 mile to Binford Avenue. Farm is located in the southwest corner of this intersection with frontage along 160th Street/County Road E23 and Binford Avenue. Watch for signs.

LISTING NUMBER

#13595

PRICE

\$1,065,000
\$8,520/Acre

LOCATION

160th Street
St. Anthony, Iowa

SCHOOL DISTRICT

West Marshall

ZONING

Agricultural

ESTIMATED TAXES

\$3250 Annually

125 Acres

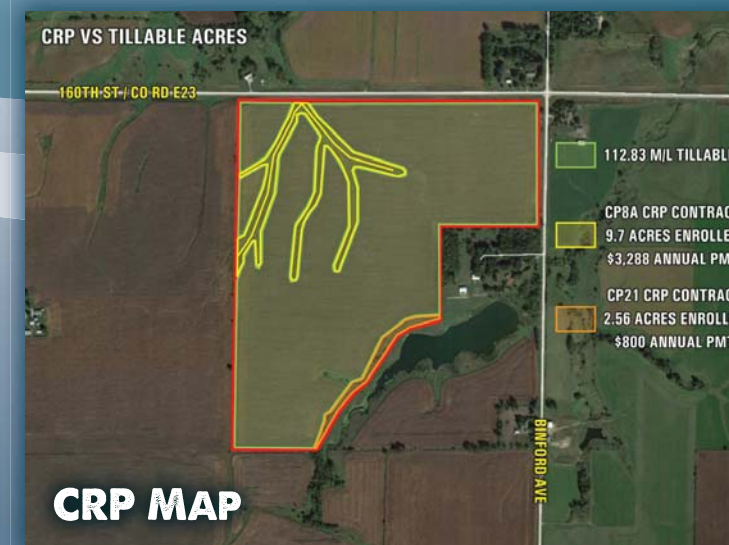
For more information, please visit our website
www.PeoplesCompany.com and look up listing #13595.

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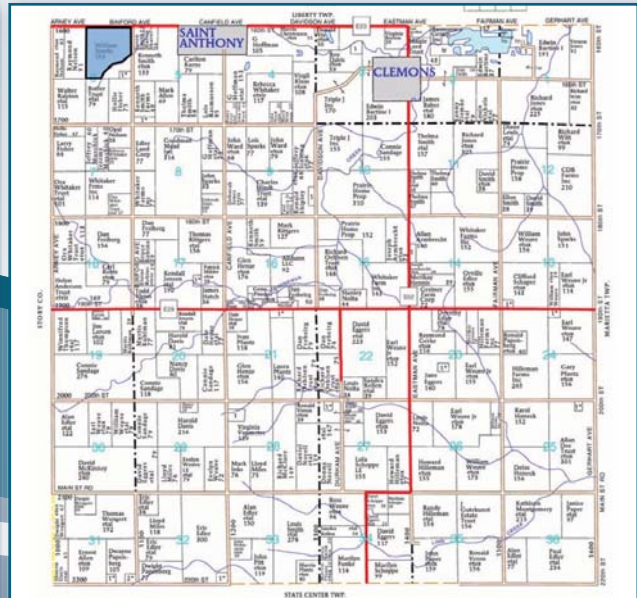
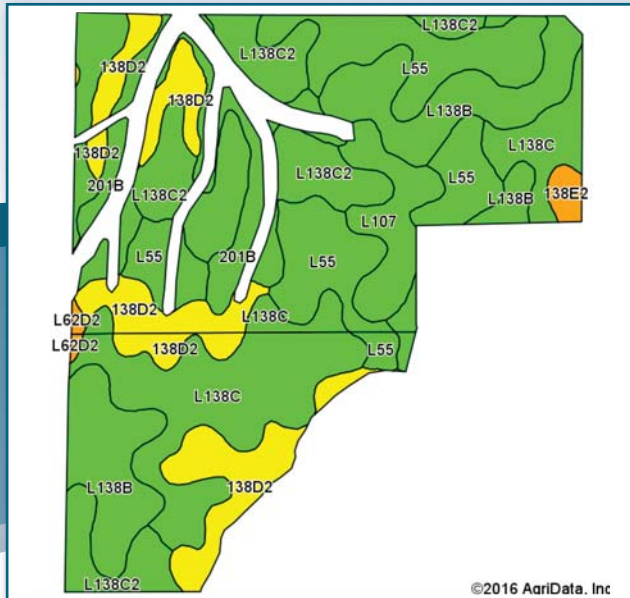
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125 Acres Listing #13595



Area Symbol: IA127, Soil Area Version: 20

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR	*n NCCPI Overall
L138C	Clarion loam, Bemis moraine, 6 to 10 percent slopes	25.05	22.2%		IIIe	84		72
L55	Nicollet loam, 1 to 3 percent slopes	21.39	19.0%		Ie	91		77
L138B	Clarion loam, Bemis moraine, 2 to 6 percent slopes	17.99	16.0%		IIe	88		78
L138C2	Clarion loam, Bemis moraine, 6 to 10 percent slopes, moderately eroded	17.39	15.4%		IIIe	83		56
138D2	Clarion loam, 9 to 14 percent slopes, moderately eroded	16.03	14.2%		IIIe	56	58	64
201B	Coland-Terril complex, 2 to 5 percent slopes	7.75	6.9%		IIw	75	67	95
L107	Webster clay loam, Bemis moraine, 0 to 2 percent slopes	5.72	5.1%		IIw	88		76
138E2	Clarion loam, 14 to 18 percent slopes, moderately eroded	1.03	0.9%		IVe	44	47	61
L62D2	Storden loam, Bemis moraine, 10 to 16 percent slopes, moderately eroded	0.36	0.3%		IVe	41		53
Weighted Average						80.9	*-	*n 71.9