

Madison County Farmland for Sale

51.11
ACRES



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 **PEOPLES**TM
COMPANY
INNOVATIVE. REAL ESTATE. SOLUTIONS.

855.800.LAND
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Farmland for Sale

Description

Offering 51.11 acres m/l of Madison County farmland located southwest of St. Charles, Iowa. Farm consists of 34.79 FSA tillable acres with a CSR of 67.1 (CSR2 of 68.6). Farm has been recently improved with approximately 10,400 linear feet of tile (9,750 feet of 4 inch tile and 650 feet of 6 inch tile - installed Spring 2015). See Tile Map for approximate locations of tile. Potential building sites with a 2.5 inch rural water line running along the south side of the road. Rural water provided by Warren Water District. Great investment opportunity located roughly 2.5 miles northeast of East Peru along the south side of 280th Trail in Section 31 of South Township.

Farm Program Information

Corn: 16.9 base acres with a PLC Yield of 97
Beans: 3.4 base acres with a PLC Yield of 34

Directions

From East Peru, travel east on Co Rd G38. Turn north onto Rustic Ave / Co Rd R21 and continue approximately one mile to 280th Trail. Turn east onto 280th Trail and continue to "T" intersection. Turn north at "T" intersection to stay on 280th Trail and follow around curve as road turns east. Property situated on the south side of 280th Trail. Look for Peoples Company signs.

Listing Number

#13179

Price

\$201,885

\$3,950/Acre

Address

280th Trail,
Saint Charles, Iowa

School District

Interstate 35
Community Schools

Zoning

Agricultural

Taxes

\$538 Annually





280TH TRAIL

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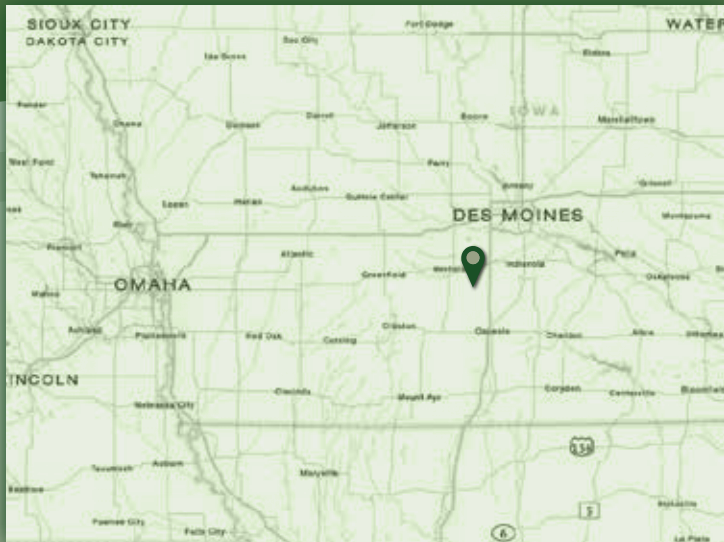
For more information, please visit our website www.PeoplesCompany.com and look up listing #13179.

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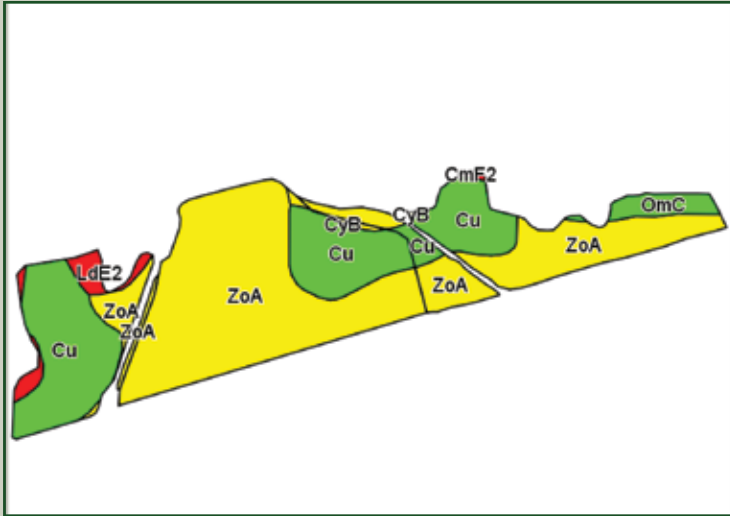
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Tile Map

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Area Symbol: IA121, Soil Area Version: 19

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
ZoA	Zook silty clay loam, 0 to 2 percent slopes	19.67	59.1%		Ilw	65	70
Cu	Colo silty clay loam, deep loess, 0 to 2 percent slopes, occasionally flooded	10.96	33.0%		Ilw	78	70
OmC	Olmitz loam, 5 to 9 percent slopes	0.97	2.9%		Ille	85	57
LdE2	Lindley loam, 14 to 18 percent slopes, moderately eroded	0.94	2.8%		Vle	29	28
CyB	Colo-Ely silty clay loams, gullied, 2 to 5 percent slopes	0.66	2.0%		Vw	57	10
CmF2	Clanton-Gosport silt loams, 18 to 25 percent slopes, moderately eroded	0.06	0.2%		Vile	6	5
Weighted Average						68.6	67.1

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