LISTING #14186

Scott Kelly
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Bryan Bergdale
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worth county
IOWA
50 acres
High Quality Farmland
Offering 50 acres m/l of high quality Worth County farmland in a strong area north of Grafton. Farm consists of 42.17 FSA tillable acres carrying an outstanding 92.1 CSR2. Soil types include Maxfield, Franklin, and Klinger.

Located in the Northeast Quarter of Section 26 of Barton Township, this farm can be accessed from both Co Rd A38/420th St and Yarrow Ave.

ADDITIONAL INFO
All offers must be contingent upon the Seller successfully identifying a replacement property and the Buyer willing to cooperate with Seller to execute a Section 1031 Exchange.

FARM DETAILS
- Corn: 31.65 Base Acres with a PLC Yield of 178
- Soybeans: 10.52 Base Acres with a PLC Yield of 56
- Farm is enrolled in ARC-CO.
- Wetland determination has not been completed.

From Grafton, travel east on Co Rd A39/390th St approximately one mile to Yarrow Ave. Turn north onto Yarrow Ave and continue approximately 2.75 miles. Farm is situated on the west side of Yarrow Ave (on the southwest corner of the intersection of Yarrow Ave and Co Rd A38/428th St).

Price: $450,000
Price/Acre: $9,000
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Contact agent for more information or look up listing #14186 on our website. PEOPLESCOMPANY.COM