

LISTING #14186



worth county  
IOWA  
**50 acres**  
*High Quality Farmland*

**Scott Kelly**

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**Bryan Bergdale**

712.251.8588, Bryan@PeoplesCompany.com

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

# Co Rd A38 & Yarrow Ave, Grafton Worth County, Iowa

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.

## LISTING Information

**Price:**  
\$450,000

**Price/Acre:**  
\$9,000

**Listing:**  
#14186

### 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.

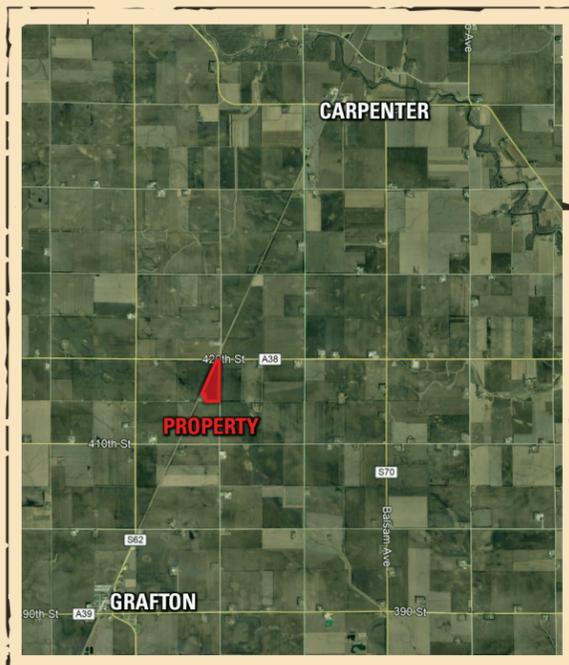
### FARM DETAILS

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.



## DIRECTIONS to Property

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).



**OUTSTANDING  
CSR2**



## TILLABLE Soil Map

Code	Soil Description	Acres	Percent of Field	CSR2 Legend	CSR2	CSR	NCCPI Overall
382	Maxfield silty clay loam	33.05	78.4%		94	86	83
761	Franklin silt loam	8.91	21.1%		85	90	95
184	Klinger silty clay loam	0.21	0.5%		95	93	88
<b>Weighted Average</b>		<b>42.17</b>			<b>92.1</b>	<b>86.9</b>	<b>85.6</b>



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Contact agent for more information or  
look up listing #14186 on our website  
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