STORY COUNTY, IOWA

FARMLAND AVAILABLE

136.45 TOTAL ACRES

MATT ADAMS
515.423.9235 | MATT@PEOPLES COMPANY.COM

NEW PRICING
Rare opportunity to own high quality farmland in Story County, Iowa between Ames and Des Moines! The tract is nearly 100% tillable with approximately 131.94 FSA tillable acres carrying a CSR2 of 81.4 and has frontage along paved Co Rd R38. Land seldom comes up for sale in this area and rarely makes it to the open market.

Farm lease has been crop share in the past and farming rights will be available for the 2019 crop season. Primary soil types include Canisteo Loams and Nicollet Loams. The farm is located in the Boone – Story Drainage District No. 3 and has 26", 12", and 10" county tile mains extended through the property with several water intakes. The outlet for the county tile is located immediately south of this property. The property is located just south of Kelley, Iowa and in Section 8 of Palestine Township.

**FARM DETAILS**

FSA Cropland Acres: 131.94
Corn: 75.50 Base Acres, PLC Yield of 158
Beans: 56.44 Base Acres, PLC Yield of 46
Farm is enrolled in ARC-CO.
Tract does not contain a wetland.

**DIRECTIONS**

From Interstate 35 (Exit 102): Travel west on Iowa Highway 210 for 5.5 miles until 510th Avenue. Turn right (north) on 510th Avenue for 3.5 miles and the property will be located on your right (east) side of the road. Look for sign.

**TILLABLE SOILS CSR2**

<table>
<thead>
<tr>
<th>Code</th>
<th>Soil Description</th>
<th>Acres</th>
<th>Percent of Field</th>
<th>Legend</th>
<th>CSR2</th>
</tr>
</thead>
<tbody>
<tr>
<td>L507</td>
<td>Canisteo clay loam</td>
<td>42.14</td>
<td>31.9%</td>
<td>87</td>
<td>131.94</td>
</tr>
<tr>
<td>L55</td>
<td>Nicollet loam</td>
<td>28.70</td>
<td>21.8%</td>
<td>91</td>
<td></td>
</tr>
<tr>
<td>6</td>
<td>Okoboji silty clay loam</td>
<td>20.84</td>
<td>15.8%</td>
<td>59</td>
<td></td>
</tr>
<tr>
<td>L95</td>
<td>Harps clay loam</td>
<td>16.81</td>
<td>12.7%</td>
<td>75</td>
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</tr>
<tr>
<td>L138B</td>
<td>Clarion loam</td>
<td>15.27</td>
<td>11.6%</td>
<td>88</td>
<td></td>
</tr>
<tr>
<td>L107</td>
<td>Webster clay loam</td>
<td>3.46</td>
<td>2.6%</td>
<td>88</td>
<td></td>
</tr>
<tr>
<td>90</td>
<td>Okoboji mucky silt loam</td>
<td>2.52</td>
<td>1.9%</td>
<td>56</td>
<td></td>
</tr>
<tr>
<td>L138C2</td>
<td>Clarion loam</td>
<td>2.20</td>
<td>1.7%</td>
<td>83</td>
<td></td>
</tr>
</tbody>
</table>

**MORE INFORMATION:** PEOPLESCOMPANY.COM, LISTING #14221
TRACT 2
73.74 ACRES M/L
NEW PRICE $751,045

TRACT 1
62.71 ACRES M/L
NEW PRICE $681,680

TRACTS 1 & 2
136.45 TOTAL ACRES
NEW PRICE $1,432,725

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