

136.45
TOTAL ACRES



**NEW
PRICING**



STORY COUNTY, IOWA
**FARMLAND
AVAILABLE**

MATT ADAMS

515.423.9235 | MATT@PEOPLES COMPANY.COM

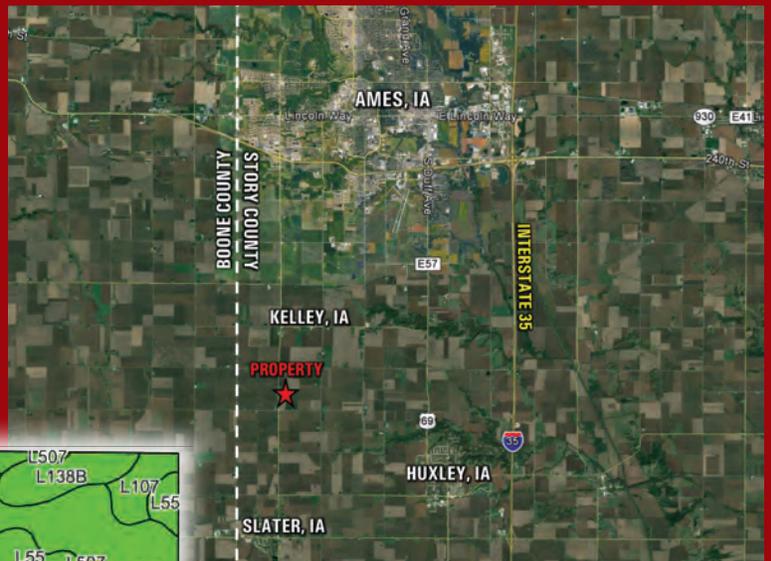


STORY COUNTY, IOWA

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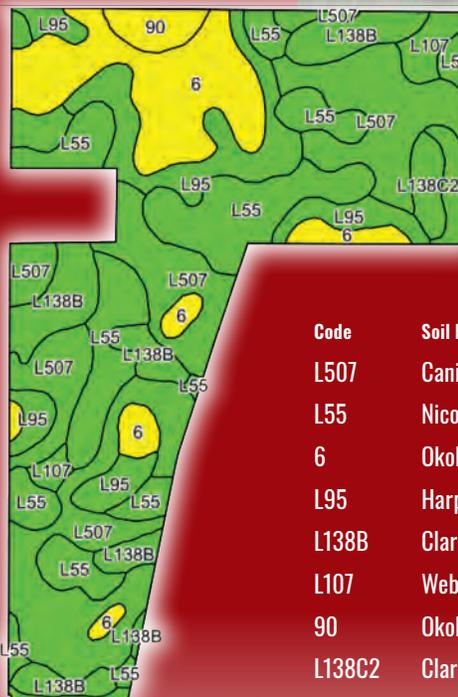
Rare opportunity to own high quality farmland in Story County, Iowa between Ames and Des Moines! The tract is nearly 100% tillable with approximately 131.94 FSA tillable acres carrying a CSR2 of 81.4 and has frontage along paved Co Rd R38. Land seldom comes up for sale in this area and rarely makes it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



TILLABLE SOILS CSR2

Code	Soil Description	Acres	Percent of Field	Legend	CSR2
L507	Canisteo clay loam	42.14	31.9%		87
L55	Nicollet loam	28.70	21.8%		91
6	Okoboji silty clay loam	20.84	15.8%		59
L95	Harps clay loam	16.81	12.7%		75
L138B	Clarion loam	15.27	11.6%		88
L107	Webster clay loam	3.46	2.6%		88
90	Okoboji mucky silt loam	2.52	1.9%		56
L138C2	Clarion loam	2.20	1.7%		83
		131.94	Weighted Average		81.4

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.



MORE INFORMATION: PEOPLES COMPANY.COM, LISTING #14221



TRACT 1
62.71
ACRES M/L

NEW PRICE
\$681,680



TRACT 2
73.74
ACRES M/L

NEW PRICE
\$751,045



TRACTS 1 & 2
136.45
TOTAL ACRES

NEW PRICE
\$1,432,725

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PEOPLES
COMPANY
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