



FARMLAND FOR SALE

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ABOUT THE PROPERTY

Offering 77.5 acres m/l of high quality Franklin County farmland in a strong area. Farm includes 48.69 FSA tillable acres carrying a 75.4 CSR2. In addition, there are 27.65 acres enrolled in CRP paying \$9,818 annually. There are 6.92 acres in a CP-27 contract and 20.73 in a CP-28 contract; both expiring in 2026. Farm also has good drainage with approximately 10,000 linear feet of tile. Situated along Hwy 3 and adjacent to Coulter, the farm is located in Section 31 of Marion Township.



ASKING PRICE: \$535,000
PRICE PER ACRE: \$6,903



FARM PROGRAM INFORMATION

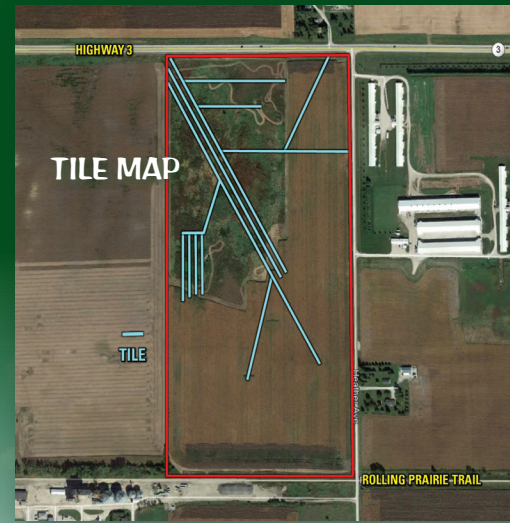
Corn: 40.37 base acres, PLC Yield of 146
Beans: 3.39 base acres, PLC Yield of 47
Farm is enrolled in ARC-CO.
Tract does not contain a wetland.

ESTIMATED ANNUAL TAXES
\$1,994

PARCEL NUMBERS
0631200004 and 0631200005

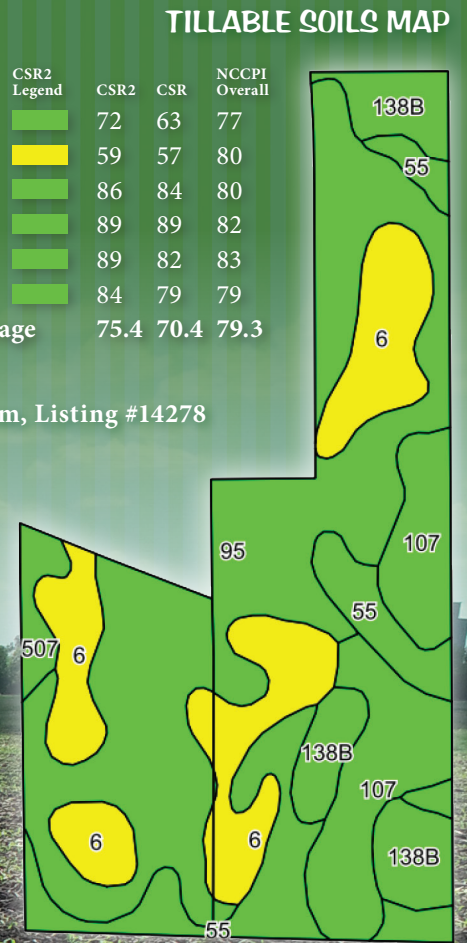
DIRECTIONS

From Interstate 35, take exit 165 toward Hwy 3. Turn east on Hwy 3 and travel approximately 1.9 miles to Heather Ave. Farm is located on the southwest corner of Hwy 3 and Heather Ave.



Code	Soil Description	Acres	Percent of Field	CSR2 Legend	CSR2	CSR	NCCPI Overall
95	Harps clay loam	19.47	40.0%		72	63	77
6	Okoboji silty clay loam	10.11	20.8%		59	57	80
107	Webster clay loam	6.95	14.3%		86	84	80
55	Nicollet clay loam	6.75	13.9%		89	89	82
138B	Clarion loam	4.39	9.0%		89	82	83
507	Canisteo clay loam	1.02	2.1%		84	79	79
Weighted Average					75.4	70.4	79.3

For more information: [PeoplesCompany.com](https://www.PeoplesCompany.com), Listing #14278



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Listing Agents

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For more information, visit PeoplesCompany.com