

T *Tasler*

Greene County Land Available



Greene County

24.03 Acres M/L

E. Central Street, Jefferson, IA 50129

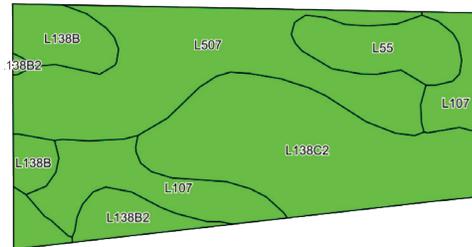




Price: \$210,263
Price Per Acre: \$8,750

TILLABLE SOILS - CSR2

Code	Soil Description	Acres	% of Field	CSR2 Legend	CSR2
L507	Canisteo clay loam	7.54	32.8%		87
L138C2	Clarion loam	7.15	31.1%		83
L107	Webster clay loam	3.56	15.5%		88
L55	Nicollet loam	1.88	8.2%		91
L138B	Clarion loam	1.82	7.9%		88
L138B2	Clarion loam	1.05	4.6%		85
		23.0	Weighted Avg		86.2



ABOUT THE PROPERTY

Peoples Company is pleased to be marketing 24.03 acres m/l of Greene County, Iowa land owned by the Tasler family. An opportunity to own highly productive farmland located in the path of development and within the City Limits of Jefferson, Iowa. This high quality farmland consists of approximately 23 tillable acres carrying a CSR2 rating of 86.2. Primary soil types include Canisteo Clay Loam, Clarion Loam, Webster Clay Loam, and Nicollet Loam. The property is located entirely in Section Five (5), Township Eighty-Three (83) North, Range Thirty (30), West of the 5th P.M., Greene County, Iowa. The farm lease has been terminated and will be made available to the new owner for the 2019 farm year.

FARM DETAILS

Estimated FSA Cropland Acres: 23
 Corn: 11.5 Base Acres (Estimated). PLC Yield of 125
 Beans: 11.5 Base Acres (Estimated). PLC Yield of 34
 Farm is enrolled in ARC-CO.

*The parcel's Farm Program Information is currently combined with Farm #53 and Tract #785. Base Acres will be adjusted according to the Greene County FSA Office after the farmland has been reconstituted.

DIRECTIONS

Property is located in northeast Jefferson, Iowa to the east of N. Mulberry Street and on the south side of E. Central Street. Look for sign.



Please visit our website for more information, photos, and maps.
PeoplesCompany.com, Listing #14345

Matt Adams: 515-423-9235
 Matt@PeoplesCompany.com

12119 Stratford Dr. Ste. B
Clive, IA 50325

PeoplesCompany.com

Matt Adams: 515-423-9235
Matt@PeoplesCompany.com



Tasler

Greene County
Land Available

UTILITIES AND INFRASTRUCTURE

Utilities including but not limited to Sanitary Sewer, Storm Sewer, and City Water are located nearby and could be extended as part of a project or development. The city of Jefferson has seen growth through several commercial development projects including the Wild Rose Casino and Resort, a recent announcement of a proposed new high school and career center partnership with Iowa Central College, and several storefront improvement projects for downtown square buildings. See below for more details regarding utility information and additional property information.

- **Sanitary Sewer:** 8" line located west of the property on E. Central Street.
- **Storm Sewer:** Storm sewer is within close proximity along N. Mulberry Street.
- **City Water:** 10" water line located along E. Central Street.
- **Natural Gas & Electric:** Alliant Energy
- **Current and Future Zoning:** The property is currently zoned Light Industrial (LI), and Holding (HD). Future Land Uses are currently being updated within the Jefferson Comprehensive Plan and scheduled to be updated before the end of 2018. Future Land Uses are projected to include various Commercial and Industrial uses.
- **Rail Access:** Although the property does not border the Union Pacific Rail Road, the property does reserve an access to the railroad through Landus Cooperative's property.
- ****Availability and location of utilities should be confirmed with the City of Jefferson or utility provider****