

107 ACRES M/L FARMLAND AVAILABLE MADISON COUNTY, IOWA

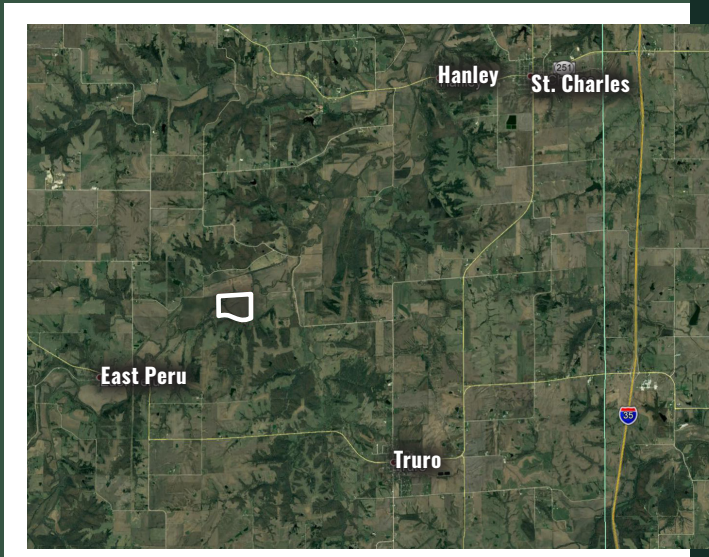


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MADISON COUNTY, IOWA

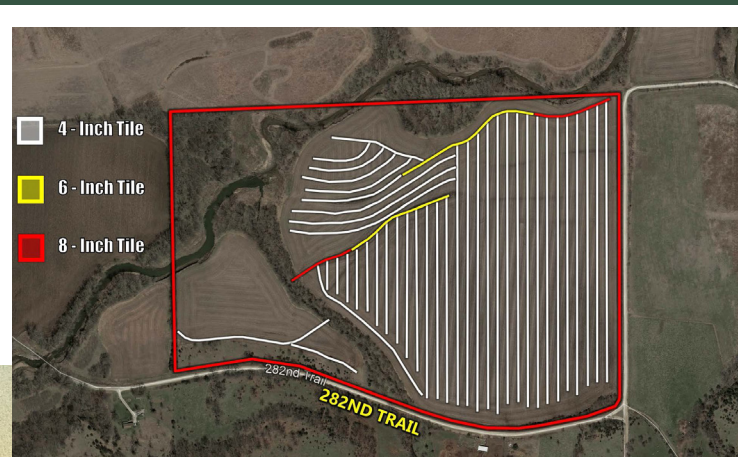
DESCRIPTION

Offering 107 acres m/l of diverse Madison County farmland. Farm consists of 82.45 FSA tillable acres carrying an 83.1 CSR2. Over 62% of the tillable acres hold a CSR2 of 89 or greater. The farm was pattern tiled Fall of 2018 with approximately 47,179 linear feet of 4, 6, and 8 inch tile on 60 foot laterals significantly improving drainage and productivity while offering depreciation as a bonus. The balance of the land provides excellent recreational opportunities as it consists of mature timber along Clanton Creek, which winds through the property's northwest corner. Located a couple miles northwest of Truro, this is a great opportunity for a building site with just a short commute to the Des Moines Metro. The farm is situated in Section 6 of Ohio Township and can be accessed from the east and south off 282nd Trail.



DIRECTIONS

From Truro, travel north out of town on West Street (which becomes Valleyview Avenue) for approximately 2 miles to Settlers Trail. Turn west onto Settlers Trail and continue 1.3 miles. Follow Settlers Trail as it curves north and continue 0.5 miles to 282nd Trail. Turn west onto 282nd Trail and continue approximately 0.6 miles as 282nd Trail turns south. Farm is located along the west side of 282nd Trail. Road turns back west at the southeast corner of the farm.



FARM PROGRAM INFORMATION

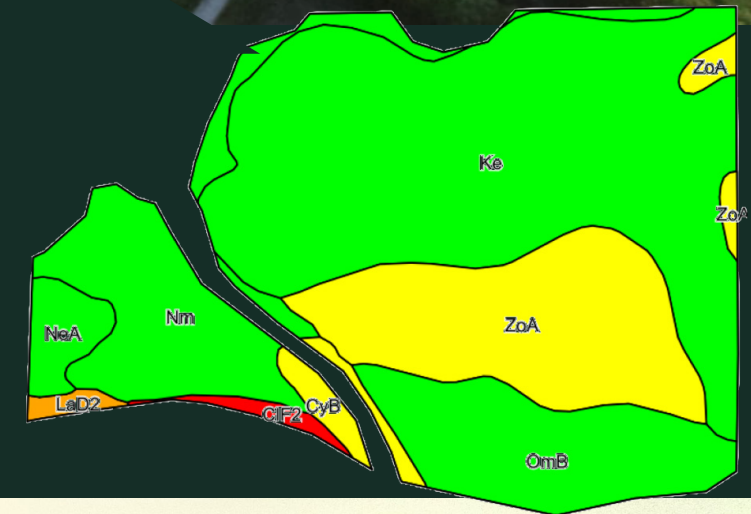
Corn: 73.57 base acres with a PLC Yield of 104

Beans: 5.61 base acres with a PLC Yield of 34

Farm is enrolled in ARC-CO.

TILLABLE SOILS MAP

Code	Soil Description	Acres	Percent of Field	CSR2 Legend	CSR2
Ke	Kennebec silt loam	38.55	46.8%	91	91
ZoA	Zook silty clay loam	16.08	19.5%	67	67
Nm	Nodaway silt loam	12.13	14.7%	82	82
OmB	Olmitz loam	10.49	12.7%	89	89
NeA	Nevin silty clay loam	2.15	2.6%	95	95
CyB	Colo-Ely silty clay loams	1.72	2.1%	57	57
CIF2	Clanton silt loam	0.75	0.9%	5	5
LaD2	Ladoga silt loam	0.58	0.7%	49	49
Weighted Average					83.1



PRICE
\$588,500

PRICE/ACRE
\$5,500

EST. TAXES
\$2,642



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