

Asking
Prices

\$1,616,700

LISTING
#14427

Perry Street
Knoxville, IA 50138

MARION COUNTY, IA 317 Acres M/L For Sale

Diverse, quality farmland offered for sale in Marion County, IA. This property totals 317 acres m/l of individually distinct components, that when combined, offer a unique opportunity for agriculture, conservation, and recreation. 179 acres m/l of the property is currently in row crop, corn/soybean rotation. Soil types include Haig, Grundy, Pershing, and Nira with slopes from zero to nine percent across most of the tillable acres. Great laying, highly productive land. The farm also has 58.80 m/l acres enrolled in CRP with an annual payment of \$10,912 providing additional income as well as wildlife habitat.

The farm has a healthy population of deer and turkey as well as upland game birds, both quail and pheasant. A great mix of recreation and income! This great property is located in section 28 of Franklin Township, Marion County, IA.

Details:

Listing #: 14427
Acres: 317 M/L
Price: \$1,616,700
Price/Acre: \$5,100
County: Marion, IA
Tillable: 243.89 Acres
CSR2: 65.9

Licensed to sell real estate in Iowa and Missouri, Kenny Herring is a versatile member of the Peoples Company team who strives to provide an unparalleled level of customer service to his clients. As an Accredited Land Consultant, Kenny is driven by a persistent work ethic and positive attitude with the motivation to satisfy all parties of a real estate transaction.



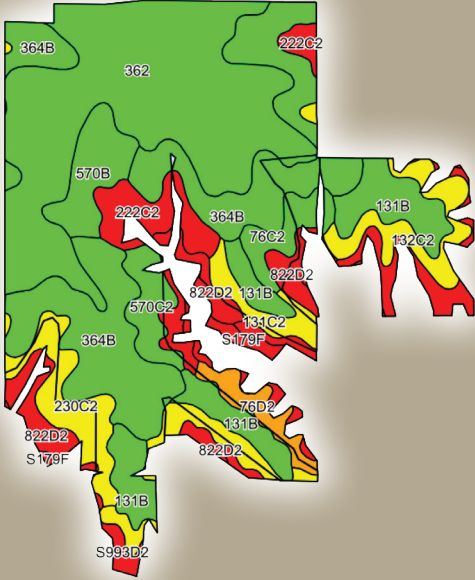
KENNY HERRING, ALC
Accredited Land Consultant
515.783.8718
Kenny@PeoplesCompany.com

PEOPLES
COMPANY
INNOVATIVE. REAL ESTATE. SOLUTIONS.

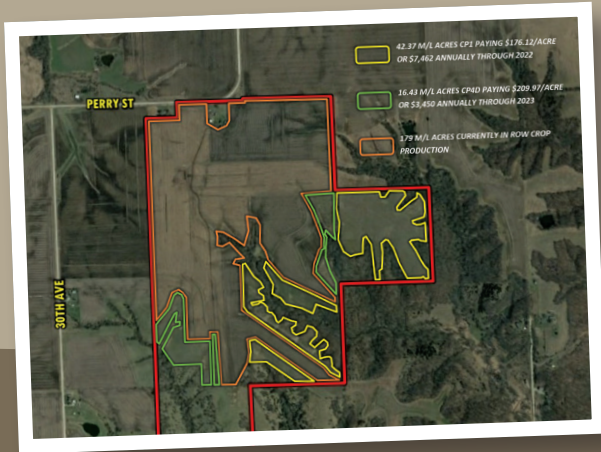
MARION COUNTY, IA

317 Acres M/L For Sale

Tillable Soils CSR2



Code	Soil Description	Acres	Percent of Field	Legend	CSR2
362	Haig silt loam	72.54	29.7%		83
364B	Grundy silty clay loam	55.33	22.7%		72
131B	Pershing silt loam	22.85	9.4%		70
822D2	Lamoni silty clay loam	14.44	5.9%		10
131C2	Pershing silt loam	11.27	4.6%		62
230C2	Clearfield-Arispe silty clay loams	10.72	4.4%		58
222C2	Clarinda silty clay loam	9.81	4.0%		28
570B	Nira silty clay loam	9.60	3.9%		80
132C2	Weller silt loam	8.84	3.6%		59
S993D2	GaraArmstrong complex	8.27	3.4%		32
570C2	Nira silty clay loam	6.36	2.6%		72
76C2	Ladoga silt loam	5.52	2.3%		75
76D2	Ladoga silt loam	4.78	2.0%		49
S179F	Gara loam	3.46	1.4%		19
69C2	Clearfield silty clay loam	0.1	0.0%		57
		243.89		Wtd Avg	65.9



FARM DETAILS:

FSA Cropland Acres: 245.16

Corn: 115 Base Acres with a PLC Yield of 110

Soybeans: 62.5 Base Acres with a PLC Yield of 40

CRP Acres: 58.80, paying approximately \$10,912 annually

CP1: 42.37 acres, paying \$176.12/acre or \$7,462 annually through 9/30/22

CP4D: 16.43 acres, paying \$209.97/acre or \$3,450 annually through 9/30/23

DIRECTIONS: From Knoxville, IA, head west on W Pleasant Street for 1.8 miles. Merge onto IA Highway 5 and travel northwest for 4.7 miles until you reach Lisbon Street. Head west on Lisbon Street for 2.1 miles until you reach Highway S45. Go south on Highway S45 for 2.5 miles until you reach Newbold Street. Travel west on Newbold Street for 1 mile until you reach 35th Avenue. Travel south on 35th Avenue for 1.6 miles until 35th Avenue bends west and turns into Perry Street. The farm will be located on the south side of Perry Street. Look for Peoples Company signs.



For More Information:

Please look up listing #14427 on our website: PeoplesCompany.com



KENNY HERRING, ALC

Accredited Land Consultant

515.783.8718

Kenny@PeoplesCompany.com

