

FARMLAND AVAILABLE

LISTING #14469

JASPER COUNTY, IOWA

78.2 ACRES M/L



BRYAN BERGDALE

712.251.8588 | BRYAN@PEOPLESCOMPANY.COM

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JASPER COUNTY, IOWA

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DESCRIPTION

Offering 78.2 acres m/l of Jasper County, Iowa farmland in a strong area. Farm consists of 71.72 FSA tillable acres carrying a 69.6 CSR2 with the balance of the property in well-maintained grass waterways. Approximately 4.55 acres are currently enrolled in CRP with an annual payment of \$1,254.48. The contract expires in 2024. Primary tillable soils include Downs, Tama, and Ackmore-Colo with more than 55% of the tillable acres offering a CSR2 of 79 or higher. Farm is located along the Hwy S-74 pavement, approximately four miles south of Newton, in Section 26 of Palo Alto Township.

DIRECTIONS

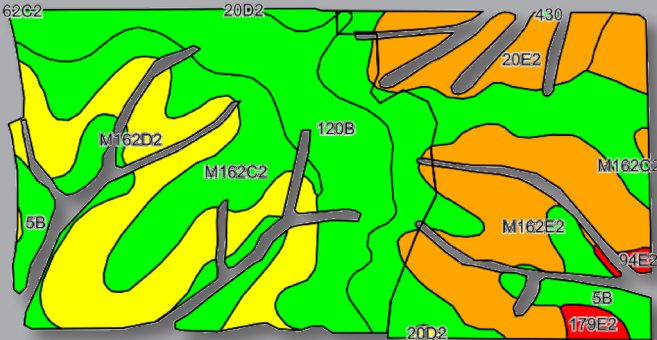
From the intersection of 1st Ave and E 12th St in Newton, travel south on E 12th St S approximately one mile. Road becomes Hwy S-74 near Newton's city limits. Continue south on Hwy S-74 approximately four miles. Farm is located on the east side of Hwy S-74 South, just south of Fore Seasons Golf Practice Center.



78.2 ACRES M/L
\$570,860 OR \$7,300/ACRE



TILLABLE SOILS MAP



Code	Soil Description	Acres	Percent of Field	Legend	CSR2
M162C2	Downs silt loam, till plain, 5 to 9 percent slopes, eroded	19.90	29.3%		82
M162D2	Downs silt loam, till plain, 9 to 14 percent slopes, eroded	12.56	18.5%		57
120B	Tama silty clay loam, 2 to 5 percent slopes	11.93	17.5%		95
M162E2	Downs silt loam, till plain, 14 to 18 percent slopes, eroded	11.38	16.7%		45
5B	AckmoreColo complex, 2 to 5 percent slopes	6.49	9.5%		79
20E2	Killduff silty clay loam, 14 to 18 percent slopes, eroded	4.61	6.8%		44
179E2	Gara loam, 14 to 18 percent slopes, moderately eroded	0.69	1.0%		32
94E2	Caleb and mystic soils, 14 to 18 percent slopes, moderately eroded	0.31	0.5%		22
20D2	Killduff silty clay loam, 9 to 14 percent slopes, eroded	0.13	0.2%		55

Weighted Average 69.8





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