

# BUCHANAN COUNTY

FARMLAND AVAILABLE



LISTING #14491

43 ACRES M/L

GENTRY AVENUE | INDEPENDENCE, IA 50644

PRICE  
\$430,000

PRICE PER ACRE  
\$10,000

NET TAXES  
Est. \$1,280

CSR2  
84.7



2300 SWAN LAKE BLVD, STE 300  
INDEPENDENCE, IA 50644

TRAVIS SMOCK | 319.361.8089 | TRAVIS@PEOPLESCOMPANY.COM

## TILLABLE SOILS MAP



Code	Soil Description	Acres	Percent of Field	CSR2 Legend	CSR2
399	Readlyn silt loam, 1 to 3 percent slopes	17.97	42.9%	<div></div>	91
391B	Clyde-Floyd complex, 1 to 4 percent slopes	14.74	35.2%	<div></div>	87
84	Clyde clay loam, 0 to 3 percent slopes	4.87	11.6%	<div></div>	88
41B	Sparta loamy fine sand, 2 to 5 percent slopes	3.66	8.7%	<div></div>	39
83B	Kenyon loam, 2 to 5 percent slopes	0.62	1.5%	<div></div>	90
Weighted Average					84.7

# BUCHANAN COUNTY FARMLAND AVAILABLE

GENTRY AVENUE | INDEPENDENCE, IA 50644

## 43 ACRES M/L

High quality Buchanan County farm available in a strong farming area. This 43 acre m/l farm is nearly 100% tillable with 41.86 FSA tillable acres carrying a CSR2 of 84.7. Excellent soil types include Readlyn and Clyde Loams. The parcel's 3/4 mile long rows allow for efficient farming and its smaller size offers an excellent opportunity for a beginning farmer or affordable add-on to an existing operation. This property is located between Independence and Jesup, 1/2 mile north of Highway 939, in Section 36 of Perry Township, Buchanan County, Iowa.

### DIRECTIONS

From Independence: Travel west 2 miles on Highway 939 to Gentry Avenue. Head north on Gentry Avenue for 1/2 mile and the property will be on the west side of the road. Railroad tracks border the north end of the property.

