

LISTING #14496

CERRO GORDO COUNTY

FARMLAND AVAILABLE



65.76
ACRES M/L

CHASE DUESENBERG

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Rare opportunity to own farmland in Cerro Gordo County just north of Clear Lake, Iowa! This farm consists of 65.76 acres m/l with 54.93 acres currently in row crop production with a CSR2 rating of 75.5. The balance of the property includes 2.8 acres enrolled in two CRP (Conservation Reserve Program) contracts until 2022 with an annual payment of \$547. CRP practices include the CP-27 and CP-28 farmable wetlands programs. Extensive drainage tile has been installed on the farm with several intakes (see tile map on next page for known tile locations). This property would be a great add-on unit for a current operation. It would also be an ideal tract for an investor wishing to diversify their portfolio. Grain markets are close with a variety of grain elevators and cooperatives. Property also offers recreational opportunities with planted trees and a small pond. The farm is located in Section 36 of Grant Township and has been leased for the 2019 crop season.

The property features a vacant single-family one-story house that was built in 1920 and has 939 sq/ft of total living area. Farm improvements include a steel utility building with 2,720 sq/ft measuring 40' by 68' built in 1985.

Dwellings will be sold "As Is, Where Is". Buyer will be responsible for the cost of any improvement, replacement, or repairs to the current septic/wastewater treatment system. Since the property is in an estate, the Seller is exempt from the DNR Time of Transfer inspection. The neighboring landowner has a recorded easement for the use of the septic system located on the property. Contact agent for details.



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FARM DETAILS

FSA Cropland Acres: 57.73
 Corn: 46 Base Acres with a PLC Yield of 146
 Soybeans: 8.2 Base Acres with a PLC Yield of 44
 Farm is enrolled in ARC-CO.

Total CRP - 2.8 acres paying approximately \$547 annually
 CP28 - 2.1 acres paying \$195.49 per acre or approximately \$410.53 annually expiring in 2022
 CP27 - 0.7 acres paying \$195.49 per acre or approximately \$136.84 annually expiring in 2022

DIRECTIONS

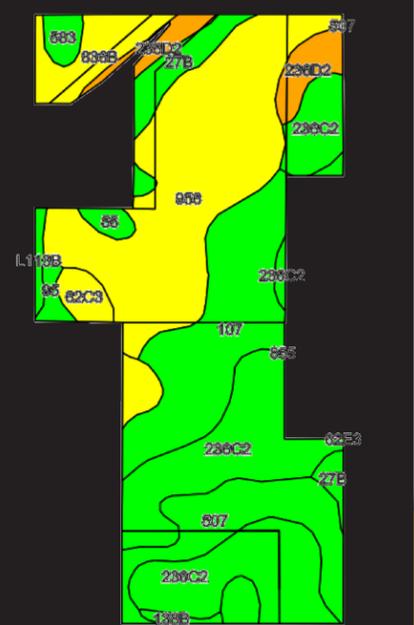
From Clear Lake, Iowa: Travel north on N. 8th Street continuing onto Grouse Avenue for 2 miles until reaching 285th Street. Turn left (west) on 285th Street for 0.5 miles. The property will be located on the right (north) side of the road. Look for Peoples Company signs.

PRICE: \$476,760
PRICE/ACRE: \$7,250
GROSS TAXES: \$1,752



TILLABLE SOILS MAP

Code	Soil Description	Acres	Percent of Field	CSR2 Legend	CSR2
956	Harps-Okobojo complex	15.28	27.8%	[Yellow]	69
236C2	Lester loam	14.12	25.7%	[Light Green]	76
107	Webster clay loam	8.96	16.3%	[Medium Green]	86
507	Canisteo clay loam	5.53	10.1%	[Dark Green]	84
836B	Kilkenny clay loam	2.44	4.4%	[Light Green]	69
236D2	Lester loam	2.22	4.0%	[Light Green]	49
27B	Terril loam	2.09	3.8%	[Dark Green]	87
62C3	Storden loam	1.72	3.1%	[Light Green]	64
583	Minnetonka silty clay loam	0.71	1.3%	[Dark Green]	82
55	Nicollet clay loam	0.70	1.3%	[Dark Green]	89
95	Harps clay loam	0.50	0.9%	[Light Green]	72
L113B	Reedslake-Le Sueur complex	0.37	0.7%	[Dark Green]	85
138B	Clarion loam	0.29	0.5%	[Dark Green]	89
Weighted Average					75.5



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