

LISTING #14513

WARREN COUNTY

FARMLAND AVAILABLE



Peoples Company is pleased to offer this 41 acre m/l combination farm located just west of St. Marys in Warren County, Iowa. It is an ideal location to build your dream home sitting just 1/2 mile north of County Highway G-50 and 1 1/2 miles east of Interstate 35. There are 21.82 acres of FSA cropland with a CSR2 of 77.1 and 18.72 acres of pasture with a pond and wooded draws. Rural water and electric are at the road and the topography is perfect for a walkout basement and large pond site. Property is cash rented for 2019.

FARM DETAILS

FSA Cropland: 21.82 acres

Corn: 8.4 base acres with a PLC Yield of 129

Soybeans: 4.8 base acres with a PLC Yield of 34

MLS Number: 581936

Parcel Number: 07000170630

School District: I-35

General Area: St. Marys

Net Taxes: \$726.00

CSR2: 77.10

Possession: At Closing

Terms: Cash, Conventional

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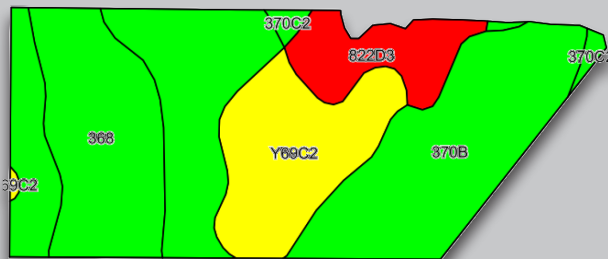


41 ACRES M/L | \$270,600

DIRECTIONS

From St. Marys, IA go South on 40th Ave. for 0.5 miles and turn West on Co. Rd. G50. Continue for approximately 2.3 miles and turn North onto 20th Ave. Then, go for approximately 0.4 miles and the property lies on the East side of the road.

From Interstate 35 take Exit 52 onto Co. Rd. G50 and go East to 20th Ave. and turn North. Then, go for approximately 0.4 miles and the property lies on the East side of the road.



TILLABLE SOILS MAP

Code	Soil Description	Acres	Percent of Field	Legend	CSR2
370B	Sharpsburg silty clay loam	10.99	50.4%		91
368	Macksburg silty clay loam	4.49	20.6%		93
Y69C2	Clearfield silty clay loam	4.04	18.5%		56
822D3	Lamoni soils	1.95	8.9%		5
370C2	Sharpsburg silty clay loam	0.35	1.6%		80

Weighted Average **77.1**

