

LAND AVAILABLE

13.61 ACRES M/L

\$139,000



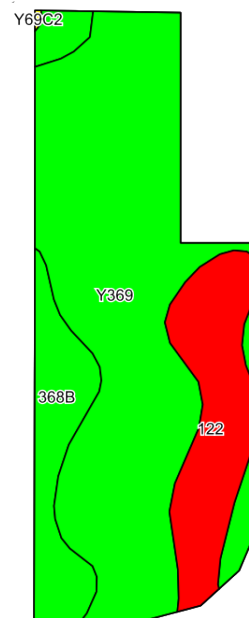
DESCRIPTION

Peoples Company is pleased to offer 13.61 acres m/l located on paved roads in New Virginia, Iowa. This property lays nicely and has excellent views, providing a great opportunity to build. The farm consists of highly tillable farmland with Highway R45 frontage along the East boundary. The tillable acres are cash rented for the 2019 growing season and carry a weighted average CSR2 of 75.2. Take advantage of this opportunity to own a premier building site with productive acres within minutes miles of Interstate 35!

TILLABLE SOILS MAP

Code	Soil Description	Acres	Percent of Field	CSR2 Legend	CSR2
Y369	Winterset silty clay loam	8.35	67.2%		83
122	Sperry silt loam	2.28	18.3%		36
368B	Macksburg silty clay loam	1.80	14.5%		89

Weighted Average 75.2



DIRECTIONS

From St Marys, head South on Highway R45 for 8.4 miles. The property will sit on the West side of Highway R45 just North of New Virginia.

From Interstate 35, take the Highway G76 exit and head East for 3.5 miles. Follow West Street North through New Virginia until you run into North Street. Follow North street and the property will sit on the North side of the road where North Street turns into Highway R45.

Look for company signs!



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