

78.22
ACRES M/L

LISTING #: 14686



MARION COUNTY, IOWA

176th PLACE KNOXVILLE, IA 50138

DESCRIPTION

Peoples Company is pleased to offer 78.22 m/l acres of farmland located 5 miles Southeast of Knoxville, Iowa. The 68.36 m/l tillable acres carry a CSR2 of 70.3 and feature Sharpsburg soils. They have been improved with tile and terraces and are currently planted to soybeans. The property also includes a timbered draw, a nearly 2 acre stocked pond and has excellent hunting. Full possession can be given after harvest.

*There is an additional 49.67 acres m/l available across the road to the West.

DIRECTIONS

From Knoxville, IA travel South on Highway 5 towards Attica for approximately 3 miles and turn East onto Highway G62. Travel for 1.2 miles on Highway G62 and turn South onto 176th Place. The property lies approximately 1 mile south on 176th Pl. on the South and West side of the road.

FARM DETAILS

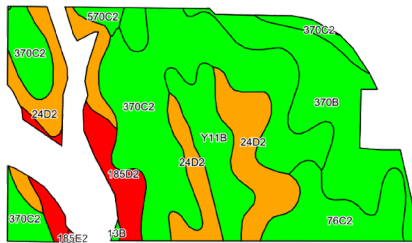
FSA Cropland Acres - 68.36

Corn - 41 base acres with a PLC Yield of 137

Soybeans - 41.88 base acres with a PLC Yield of 41

IMPROVEMENTS

Pond, Tile, Terraces



TILLABLE SOILS MAP

| Code | Soil Description | Acres | Percent of Field | Legend | CSR2 |
|-------|----------------------------|-------|------------------|--------|------|
| 370C2 | Sharpsburg silty clay loam | 25.55 | 37.4% | | 80 |
| 24D2 | Shelby loam | 13.38 | 19.6% | | 45 |
| 370B | Sharpsburg silty clay loam | 12.70 | 18.6% | | 91 |
| 76C2 | Ladoga silt loam | 6.04 | 8.8% | | 75 |
| Y11B | Colo | 5.46 | 8.0% | | 80 |
| 185D2 | Bauer silt loam | 4.30 | 6.3% | | 13 |
| 570C2 | Nira silty clay loam | 0.70 | 1.0% | | 72 |
| 185E2 | Bauer silt loam | 0.13 | 0.2% | | 5 |
| 13B | Nodaway-Vesser silt loams | 0.10 | 0.1% | | 79 |

Weighted Average 70.3

PRICE: \$545,000

PRICE PER ACRE: \$6,968

LISTING AGENT:

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