

LAND AVAILABLE

40 ACRES M/L
Listing #14760

MARION COUNTY

PRICE: \$140,000 OR \$3,500 PER ACRE

PROPERTY ADDRESS

VIRGINIA STREET
COLUMBIA, IA 50057

DETAILS

Cropland: 35.72 acres

Corn: 12 base acres with a PLC
Yield of 113

Soybeans: 12 base acres with a
PLC Yield of 49

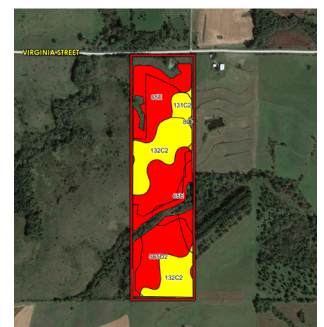
IMPROVEMENTS:

Pond

Presenting 40 acres m/l in Marion County just East of Columbia. This long 40 stretches to the center of the section creating a peaceful and private retreat with amazing views. The hilltop of the farm longs for a home or cabin boasting a panoramic snapshot of the surrounding countryside. This farm offers multiple opportunities for all things agricultural and the recreational possibilities should not be overlooked. The farm consist of 35.72 tillable acres with a CSR2 of 40.9, remaining acres timber and grassland. Utilities are readily available.

TILLABLE SOILS MAP

Code	Soil Description	Acres	Percent of Field	Legend	CSR2
S65D2	Lindley loam	13.37	37.4%		37
132C2	Weller silt loam	10.58	29.6%		59
65E	Lindley loam	10.16	28.4%		24
131C2	Pershing silt loam	1.46	4.1%		62
80D2	Clinton silt loam	0.15	0.4%		46
Weighted Average					40.9



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DIRECTIONS

From Knoxville, IA go South on Highway 14 for approximately 9.2 miles and turn East onto Upton St. Continue for approximately 2.4 miles and turn South onto 130th Avenue and continue for 1.5 miles then turn East onto Virginia Street and the property is approximately 0.6 miles down the road on the South side of the road.

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PROPERTY ADDRESS

Virginia Street
Columbia, IA 50057
Marion County

For more information visit

PeoplesCompany.com

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or contact

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