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

<table>
<thead>
<tr>
<th>Code</th>
<th>Soil Description</th>
<th>Acres</th>
<th>Percent of Field</th>
<th>Legend</th>
<th>CSR2</th>
</tr>
</thead>
<tbody>
<tr>
<td>S65D2</td>
<td>Lindley loam</td>
<td>13.37</td>
<td>37.4%</td>
<td></td>
<td>37</td>
</tr>
<tr>
<td>132C2</td>
<td>Weller silt loam</td>
<td>10.58</td>
<td>29.6%</td>
<td></td>
<td>59</td>
</tr>
<tr>
<td>65E</td>
<td>Lindley loam</td>
<td>10.16</td>
<td>28.4%</td>
<td></td>
<td>24</td>
</tr>
<tr>
<td>131C2</td>
<td>Pershing silt loam</td>
<td>1.46</td>
<td>4.1%</td>
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<td>62</td>
</tr>
<tr>
<td>80D2</td>
<td>Clinton silt loam</td>
<td>0.15</td>
<td>0.4%</td>
<td></td>
<td>46</td>
</tr>
</tbody>
</table>

Weighted Average: 40.9

KENNY HERRING | 515.783.8718
Kenny@PeoplesCompany.com
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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MARION COUNTY

PROPERTY ADDRESS
Virginia Street
Columbia, IA 50057
Marion County

For more information visit
PeoplesCompany.com
Listing #14760

or contact

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A PEACEFUL AND PRIVATE RETREAT WITH AGRICULTURAL AND RECREATIONAL POSSIBILITIES.