CERRO GORDO COUNTY IOWA

200 ACRES M/L Farmland Available

LISTING #14763
Peoples Company is pleased to announce that a farm owned by the Oehlert family since the 1960’s will be made available to the public. Offering 200 acres m/l of productive Cerro Gordo County farmland consisting of 195.95 FSA tillable acres carrying a CSR2 rating of 64.9. Private and county drainage tile has been installed (see map to the right). The county tile size increases to 22”, 24”, and finally 26” before out-l etting into an open ditch flowing north into Beaverdam Creek. A wetland determination has been completed on the farm and the tract has been deemed “prior converted” or PC which would allow for current drainage tile to be maintained and new drainage tile to be installed on the farm without any restrictions (Contact Agent for copy of Wetlands Determination).

This farm would be a great add-on to an existing farm operation or for an investor looking to diversify their portfolio. There are several competing grain marketing outlets in the surrounding area and a variety of ethanol plants and grain elevators. The farm is located just south of Clear Lake, Iowa in Union Township in Section 13.

There is a pipeline easement running through this tract. Please see map to the right showing the easement location (Contact Agent for details).

For more information, photos, maps, and aerial drone video please visit our website.
www.PeoplesCompany.com  •  Listing #14763
Cerro Gordo County
Iowa
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