

FARM LAND AVAILABLE



190 Acres M/L
GREENE COUNTY
IOWA



CONTACT

Matt Adams | 515.423.9235
Matt@PeoplesCompany.com

 **PEOPLES**[™]
COMPANY
INNOVATIVE. REAL ESTATE. SOLUTIONS.

[LISTING #14792]



FARMLAND AVAILABLE

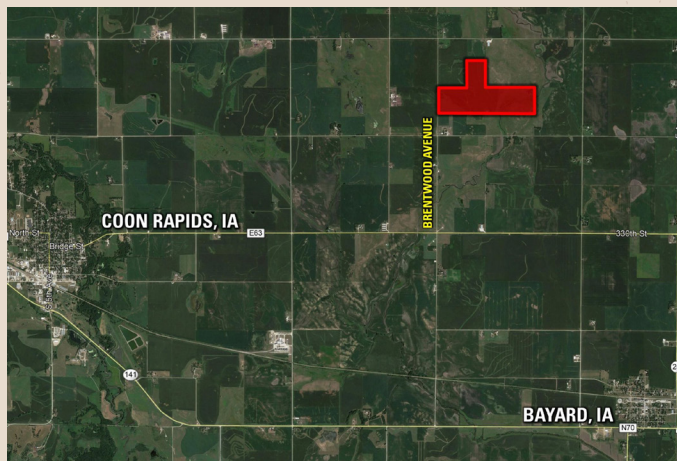
Greene County, Iowa

Property Address: Brentwood Avenue | Coon Rapids, IA 50058

Peoples Company is pleased to represent Michael and Jillene Honold in the sale of their Greene County farm! The combination tract includes a total of 190 acres m/l with 106.12 FSA tillable acres carrying a CSR2 rating of 77.3. Primary soils types include Calco silty clay loam, Omsrud-Storden complex, Clarion loam, and Coland clay loam. Private and county drainage tile has been installed on the farm (see tile map on next page for known tile location). The county tile size increases to 6", 12", and finally 18" before out-letting into Willow Creek that meanders through the southeast boundary of the property.

The balance of the farm consists of 80 pasture acres m/l with a 52' x 56' feed and livestock shed. Perimeter fences are in place around the currently grazed pasture acres and riparian areas protecting Willow Creek. Additional fencing may be required on the property boundary (See map on next page on perimeter fences).

Any and all farm leases have been terminated and the tract is open for the 2020 crop year. Grain markets are close with options between POET Biorefining – Coon Rapids, Louis Dreyfus Commodities, and Flint Hill Resources, LLC, along with a variety of grain elevators to utilize as well. This land would be a great add-on to an existing farm operation and a smart investment for the Buyer looking to diversify their portfolio. The farm is located within Sections 20 and 21 of Willow Township just northeast of Coon Rapids, Iowa on Brentwood Avenue.



DIRECTIONS

From Coon Rapids, Iowa: Travel east on County Highway E63/330th Street for approximately 3.7 miles, turn left (north) on Brentwood Ave for 1.5 miles. The property will be located on the east side of the road. Look for a Peoples Company sign.

ASKING PRICE \$1,140,000

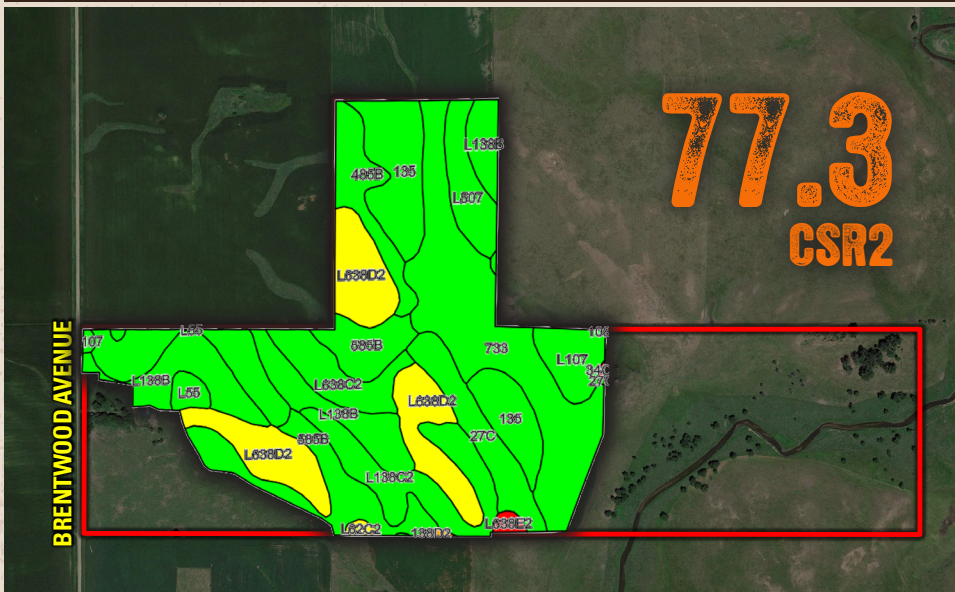
PRICE/ACRE \$6,000

NET TAXES \$3,944



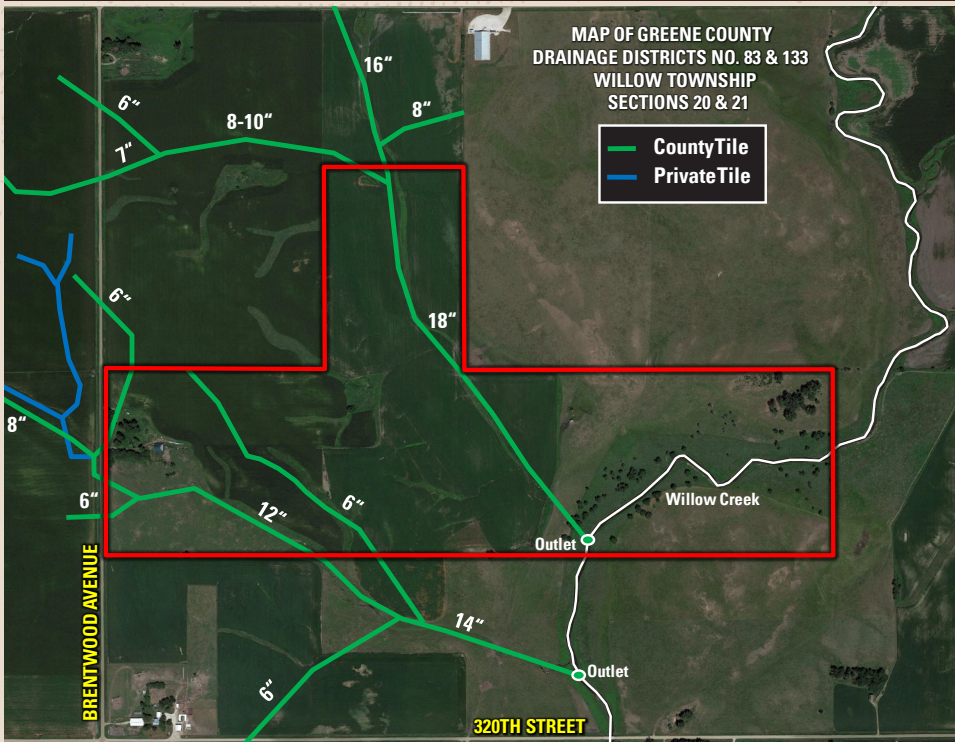
For more information visit [PeoplesCompany.com](https://www.PeoplesCompany.com) | Listing #14792

TILLABLE SOILS MAP

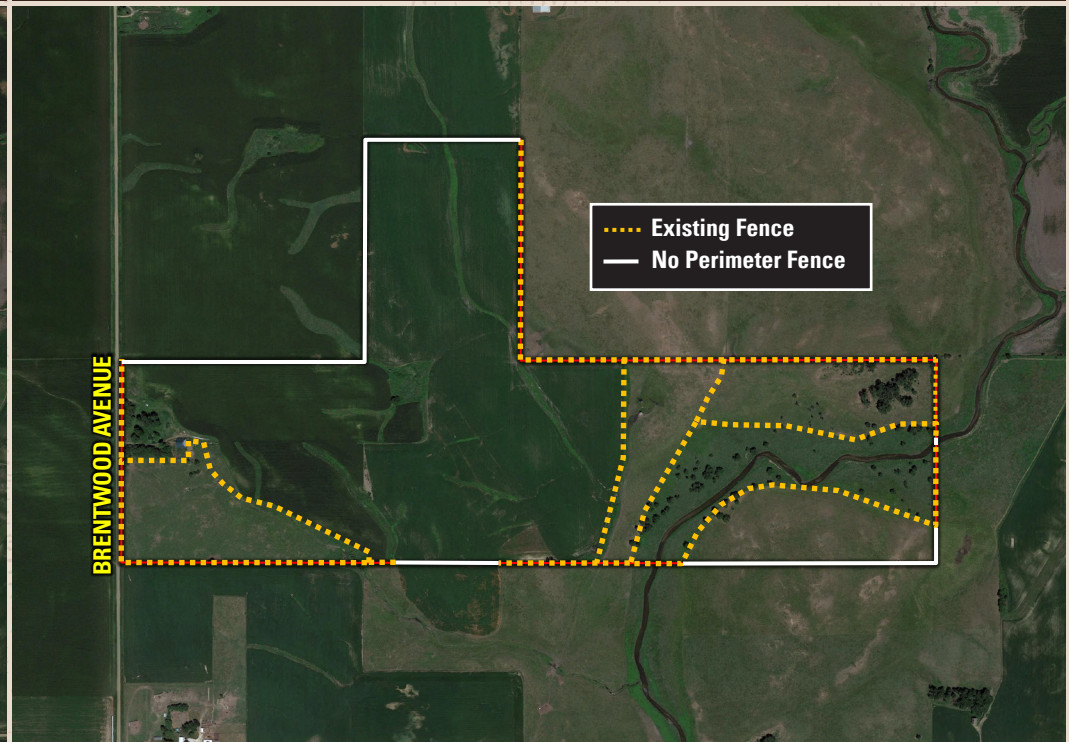


Code	Soil Description	Acres	Percent of Field	Legend	CSR2
733	Calco silty clay loam	19.66	18.5%		78
L638D2	Omsrud-Storden complex, Bemis moraine	15.15	14.3%		53
L138B	Clarion loam, Bemis moraine	12.28	11.6%		88
585B	Coland-Spillville complex	10.83	10.2%		74
135	Coland clay loam	10.29	9.7%		76
L138C2	Clarion loam, Bemis moraine	7.77	7.3%		83
L55	Nicollet loam	7.03	6.6%		91
27C	Terril loam	5.60	5.3%		85
Weighted Average					77.3

TILE MAP

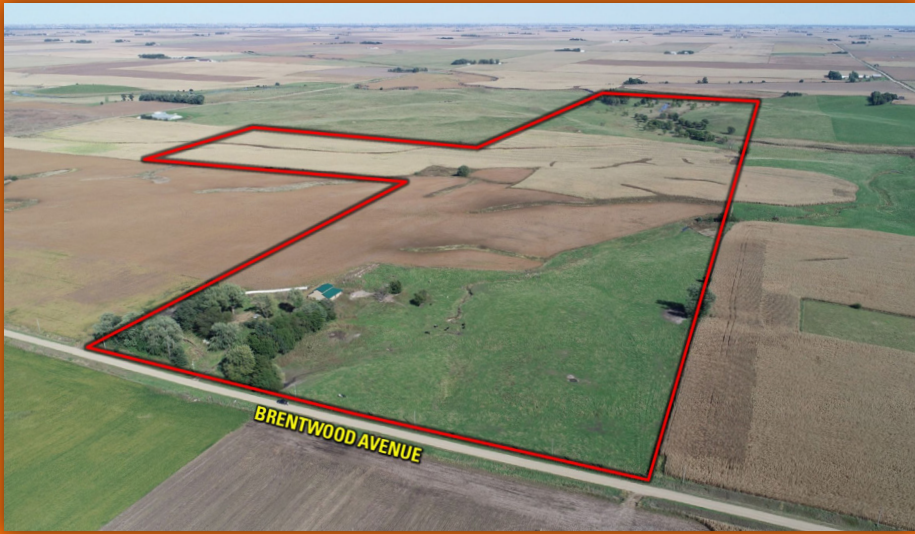


PERIMETER FENCE MAP





12119 Stratford Drive, Ste. B
Clive, IA 50325
PeoplesCompany.com



CONTACT

Matt Adams | 515.423.9235 | Matt@PeoplesCompany.com



190 Acres M/L in Greene County, Iowa

FARMLAND AVAILABLE