

MARION COUNTY

LAND AVAILABLE

90.76 ACRES M/L



CONTACT

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GORDON FAMILY FARM

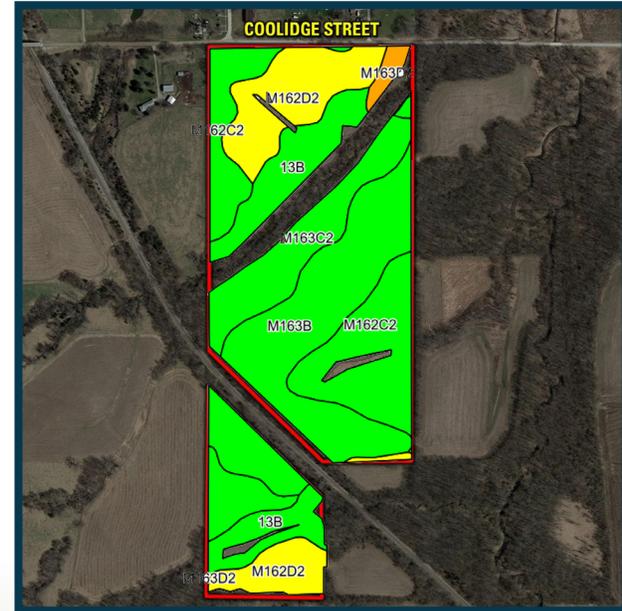
LISTING #14813

Peoples Company is representing the Gordon family on the sale of their family's farmland in Marion County, Iowa. This farm has been under ownership by the Gordon family for over 100 years! The farmland consists of a total of 90.76 acres m/l and consists of 77.94 FSA tillable acres with a CSR2 rating of 76.3. This would be considered a high quality farm for Marion County when comparing the percent of tillable acres and the county average CSR2 rating of 59.7. Primary soil types including top producing Fayette silt loam, Downs silt loam, and Nodaway-Vesser silt loam.

This land would be a great add-on to an existing farm operation or a smart investment for the Buyer looking to diversify their portfolio. Also, a rare opportunity to own a tract of land less than thirty minutes from the Des Moines Metro with easy access to and from main highways. Located immediately south of Swan, Iowa and Lake Red Rock nearby, there would be potential for alternative uses for acreage or building sites. The farm is located in Section 19 of Pleasant Grove Township in Marion County, Iowa.

TILLABLE SOILS

Code	Soil Description	Acres	Percent of Field	Legend	CSR2
M163B	Fayette silt loam	23.84	30.6%		84
M162C2	Downs silt loam	16.13	20.7%		82
M162D2	Downs silt loam	13.73	17.6%		57
M163C2	Fayette silt loam	12.61	16.2%		76
13B	Nodaway-Vesser silt loams	10.54	13.5%		79
M163D2	Fayette silt loam	1.09	1.4%		47
Weighted Average					76.3



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PRICE: \$623,975

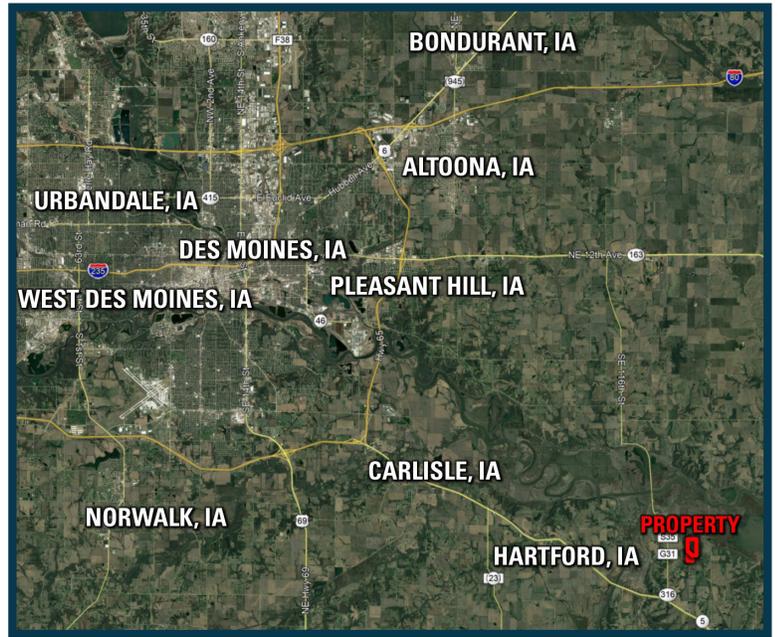
PRICE PER ACRE: \$6,875

FOR MORE INFORMATION VISIT PEOPLESCOMPANY.COM | LISTING 14813

DIRECTIONS

From Hartford, Iowa: Travel south on Iowa Highway 5 for 4.5 miles, turn left (north) onto State Highway 316 / County Highway S35 for 2 miles. Turn right (east) onto Coolidge St and travel for approximately 0.75 mile. The farm will be located on the south side of the road. Look for a Peoples Company sign.

COOLIDGE STREET | SWAN, IA 50252





12119 STRATFORD DR, STE B
CLIVE, IA 50325
PEOPLESCOMPANY.COM

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