



FARMLAND AVAILABLE

CERRO GORDO COUNTY, IOWA

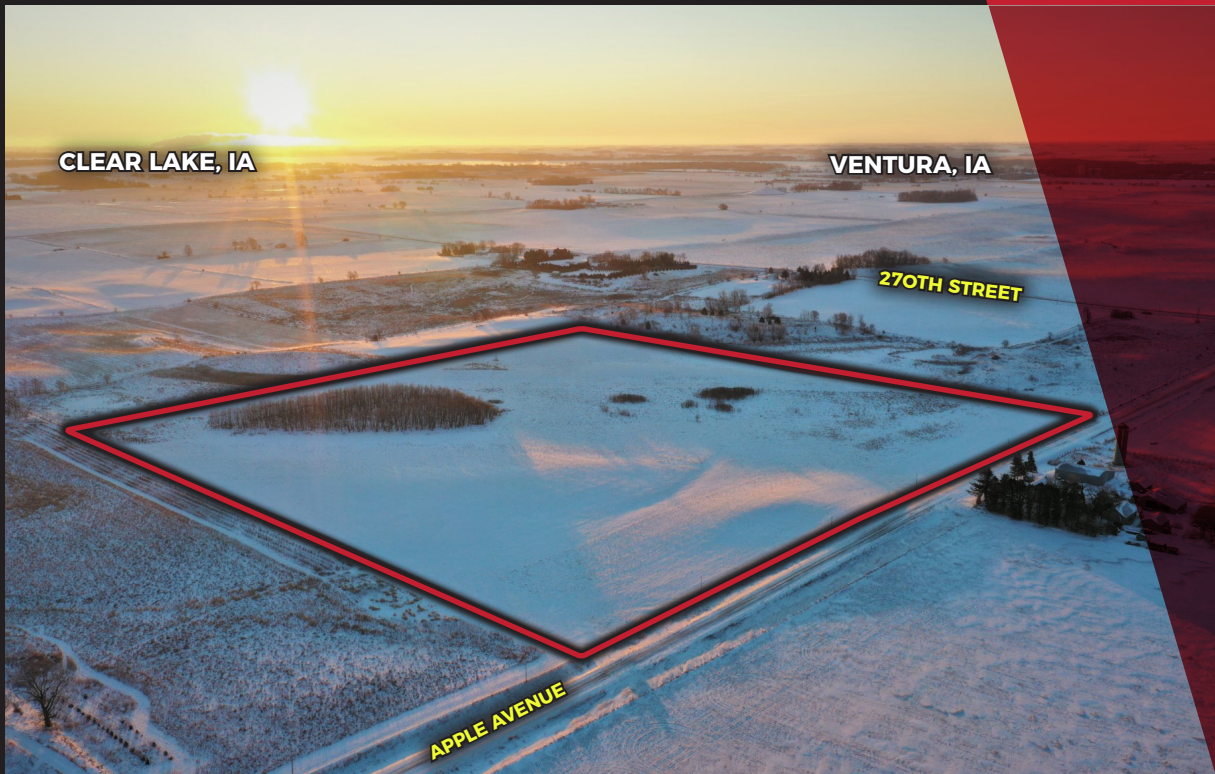
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ACRES M/L



FARM LAND AVAILABLE

CERRO GORDO COUNTY 40 ACRES



ABOUT THE FARM

Affordable land investment or building site located northwest of Ventura, Iowa! This 40 Acre Cerro Gordo County, Iowa land has a rich farming heritage as the Anderson family has produced corn, soybeans, hay, and livestock since taking ownership in the early 1900's. The farmland consists of 37.59 FSA tillable acres carrying a CSR2 of 52.9. The farm has been in hay for the last several years and currently has a lease in place (contact Agent for details).

The general location and close proximity to paved US Highway 18 offers an excellent opportunity to build your future home for those interested in rural settings and country living. There's something for everyone with this versatile property offering a blend of income with row crop, livestock grazing and production, and recreational opportunities. This would also be a great add on property for an existing farming operation, an affordable sized tract for a beginning farmer or landowner, or a property for someone wanting to diversify their portfolio. This property is located on the Cerro Gordo / Hancock County line northwest of Ventura, Iowa in Section 6 of Clear Lake Township.

DIRECTIONS

From Ventura, Iowa: Travel north on Balsam Avenue for 2 miles until reaching 270th Street. Turn left (west) on 270th Street for 1 mile until reaching Apple Avenue. Turn right (north) on Apple Avenue for 0.4 miles and the property will be located on the right (east) side of the road marked with a Peoples Company sign.



TILLABLE SOILS MAP (CSR2)

Code	Soil Description	Acres	Percent of Field	Legend	CSR2
621	Houghton Muck	16.26	43.3%		19
507	Canisteo clay loam	6.74	17.9%		84
95	Harps clay loam	3.67	9.8%		72
138B	Clarion loam	3.14	8.4%		89
138C2	Clarion loam	2.98	7.9%		83
55	Nicollet clay loam	2.44	6.5%		89
6	Okoboji silty clay loam	0.86	2.3%		59
221	Klossner muck	0.85	2.3%		32
62D3	Storden loam	0.65	1.7%		41
Weighted Average					52.9

FARM DETAILS

FSA Cropland Acres: 37.59
Corn: 28.19 base acres with a PLC Yield of 130
Soybeans: 9.40 base acres with a PLC Yield of 37

COVENANTS

Seller/s have requested there be a restrictive covenant on the deed that limits any livestock facilities to be built on the premises.

PROPERTY ADDRESS | APPLE AVENUE | VENTURA, IOWA 50482

ASKING PRICE

\$150,000

PRICE/ACRE

\$3,750

NET TAXES

\$674

FOR MORE INFORMATION VISIT
PEOPLES COMPANY.COM | LISTING #14826

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CONTACT

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LISTING
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