

LAND FOR SALE

# BUCHANAN COUNTY

**112 ACRES M/L**

LISTING #14828

**42 ACRES M/L**

LISTING #14829

**70 ACRES M/L**

LISTING #14830



**TRAVIS SMOCK**

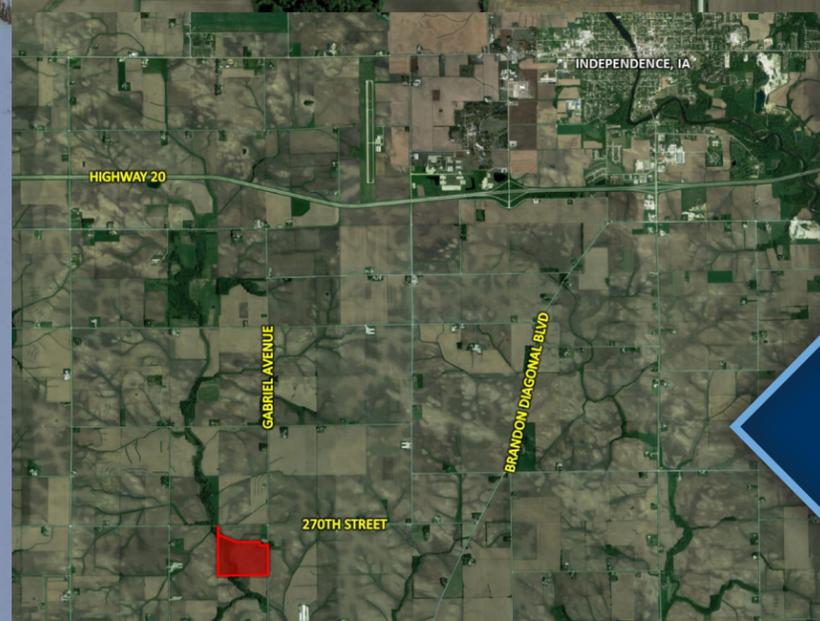
**319.361.8089**

Travis@PeoplesCompany.com

Rare opportunity to own a diverse farm with both high quality tillable and well manicured pasture land in Buchanan County, Iowa! This 112 Acre M/L property offers 85.37 FSA Tillable Acres carrying a CSR2 of 69.8 as well as approximately 23 Acres M/L of well maintained pasture with good fencing throughout and a stream to provide a natural water source. A 50 foot wide entrance lane from 270th Street would allow for the potential to add high quality tillable acres to increase income potential while maintaining good owned access to the pasture. The pasture area also offers recreational opportunities with a few trees and Lime Creek flowing through the southwest corner. The property is also being offered with the pasture and tillable portions split into two separate tracts. The farm is located between Independence and Brandon, Iowa in Section 35 of Westberg Township, Buchanan County with road access from Gabriel Avenue and 270th Street.

**Farm Details:**

Approximately 109 Farm Land acres and 85.37 Cropland Acres.  
 Base Acres to be reconstituted by the Buchanan County FSA Office after sale.  
 Current PLC Yields:  
 Corn - 149  
 Soybean - 42



From Independence: Travel south on Highway 150 for 1 mile to 240th Street. Head west on 240th Street onto Brandon Diagonal Boulevard. Continue along Brandon Diagonal Boulevard for 3.25 miles to 270th Street. Travel west for 2 miles to Gabriel Avenue. Head south for 0.25 mile and the farm is located along the west side of Gabriel Avenue. Additional entrance is located 0.5 mile west of the Gabriel Avenue/270th Street intersection on the south side of 270th Street.

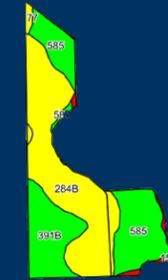
**112 ACRES M/L**  
**PRICE: \$756,000**  
**PRICE PER ACRE: \$6,750**

**LISTING**  
**#14828**

This 42 Acre M/L parcel is entirely fenced for pasture or offers the potential for approximately 21 Acres M/L of pasture with an additional 18.99 Acres FSA Tillable carrying a CSR2 of 64.6. All fences are in good shape and Lime Creek meandering through the property offers a natural water source. The stream and a few trees also provide a potential recreational value to the Buyer. This secluded pasture is accessed by a 50 foot wide lane off of 270th Street. Don't miss the rare opportunity to own an Independence area pasture farm! An additional 70 Acres M/L of quality tillable farmland is also available. Property is located in Section 35 of Westburg Township, Buchanan County, Iowa.

**Farm Details:**

Approximately 40 Farm Land Acres and 18.99 Cropland Acres. \*Base Acres to be reconstituted by the Buchanan County FSA Office after sale.  
 Current PLC Yields:  
 Corn - 149  
 Soybean - 42



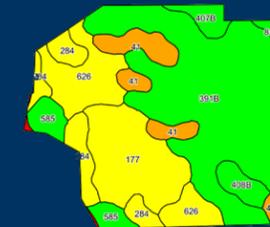
**TILLABLE SOILS MAP**

Code	Soil Description	Acres	Percent of Field	Legend	CSR2
284B	Flagler sandy loam	9.21	48.5%		51
585	Spillville-Coland complex	5.46	28.8%		76
391B	Clyde-Floyd complex	3.61	19.0%		87
1585	Spillville-Coland complex	0.44	2.3%		25
177	Saude loam	0.27	1.4%		60
<b>Weighted Average</b>					<b>64.6</b>

This 70 Acre M/L property offers 66.38 current FSA Tillable Acres and with an additional 2.10 Acres M/L that could easily be converted to cropland to total 68.48 tillable Acres M/L carrying a CSR2 of 71.4. This farm features Clyde-Floyd Loam with a CSR2 of 87 as its predominant soil type. The location near the Cedar Rapids grain market along with high percentage of tillable acres make this an excellent investment farm or add-on piece to an existing farming operation. There is an adjacent 42 Acre M/L property available that offers both pasture and tillable land. The farmland is located between Independence and Brandon along Gabriel Avenue in Section 35 of Westburg Township, Buchanan County, Iowa.

**Farm Details:**

Approximately 68.48 Cropland Acres.  
 \*Base Acres to be reconstituted by the Buchanan County FSA Office after sale.  
 Current PLC Yields:  
 Corn - 149, Soybean - 42



**TILLABLE SOILS MAP**

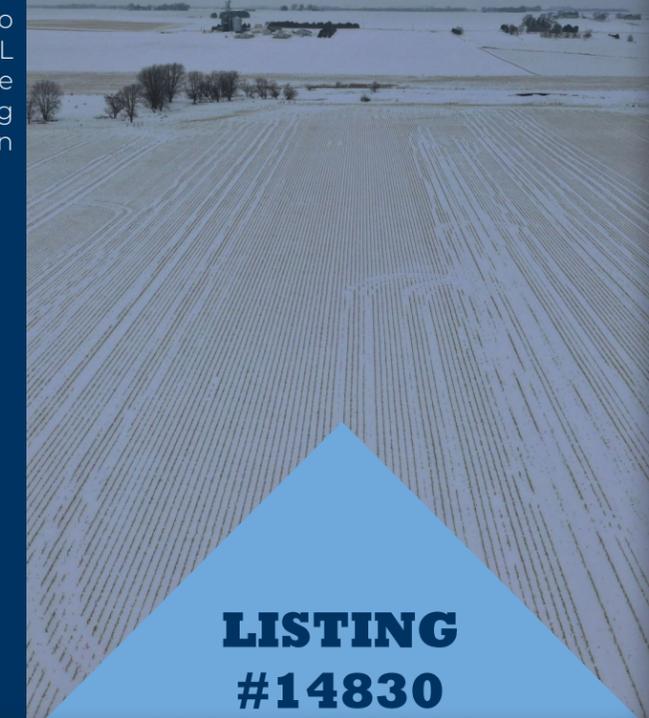
Code	Soil Description	Acres	Percent of Field	Legend	CSR2
391B	Clyde-Floyd complex	29.77	44.8%		87
177	Saude loam	10.68	16.1%		60
626	Hayfield loam	8.47	12.8%		53
284	Flagler sandy loam	5.20	7.8%		55
41	Sparta loamy fine sand	4.44	6.7%		44
585	Spillville-Coland complex	2.88	4.3%		76
<b>Weighted Average</b>					<b>71.3</b>

**42 ACRES M/L**  
**PRICE: \$189,000**  
**PRICE PER ACRE: \$4,500**



**LISTING**  
**#14829**

**70 ACRES M/L**  
**PRICE: \$567,000**  
**PRICE PER ACRE: \$8,100**



**LISTING**  
**#14830**



2300 SWAN LAKE BLVD, STE 300  
INDEPENDENCE, IA 50644  
**PEOPLESCOMPANY.COM**

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