

LAND AVAILABLE | BOONE COUNTY, IOWA

156.81 Acres M/L

OFFERED AS 2 LISTINGS

LISTING #14840 | 40 ACRES M/L

LISTING #14841 | 116.81 ACRES M/L



Matt Adams | 515.423.9235 | Matt@PeoplesCompany.com

PC PEOPLES
COMPANY
INNOVATIVE. REAL ESTATE. SOLUTIONS.

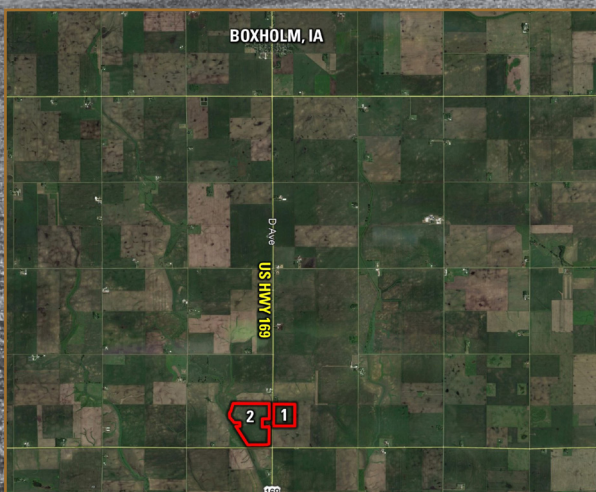
LISTING #14840 | 40 Acres M/L

The property includes 40 acres m/l with 38.9 FSA tillable acres with a CSR2 rating of 76.4. Primary soil types include Harps clay loam and Canisteo clay loam. This land would be a great starting farm for a beginning farmer, add-on to an existing farming operation, or a smart investment for the Buyer looking to diversify their portfolio.

There is a farm lease in place for the 2020 farm year. Contact agent for farm lease details. The farmland is located approximately four miles south of Boxholm, Iowa adjacent to US Highway 169 in Section 3 of Amaqua Township.



\$327,000 | PRICE PER ACRE: \$8,175



From Boxholm, Iowa: Travel south on US Highway 169 for approximately 4 miles. The property is located on the east and west side of the road and northwest and northeast of the intersection of US Highway 169 and 170th Street. Look for a Peoples Company sign.

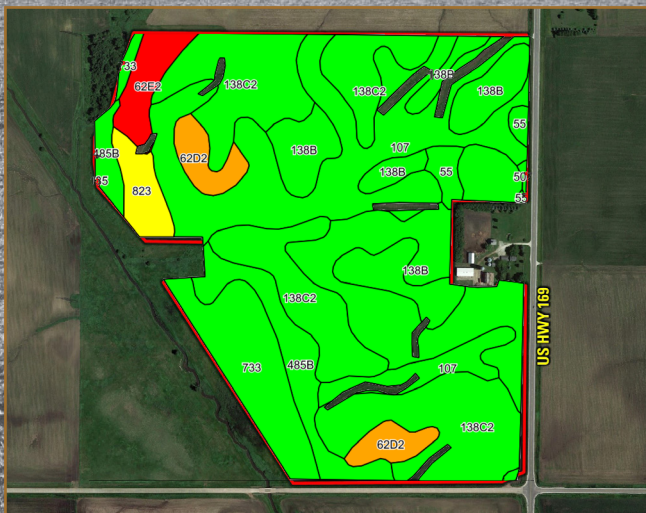
LISTING #14841 | 116.81 Acres M/L

The property consists of 116.81 acres m/l with 114.54 tillable / farmland acres with a CSR2 rating of 81.5. Primary soil types include high-producing Clarion loam and Webster clay loam. There are drainage intakes located on the farm but the amount and size of drainage tile is unknown. Conservation measures have been actively applied with well-maintained waterways designed to preserve topsoil from moving water. In addition, there are 2.63 acres enrolled in the Conservation Reserve Program (CRP) through September of 2027 with an annual payment of \$994 or \$378 per acre. The CRP practice these acres are enrolled in is the Grassed Waterway or CP8A program.

Highlights of the area include several grain marketing options located nearby including a POET ethanol plant located north of Cowrie, Iowa offering competitive bidding. There is a farm lease in place for the 2020 farm year. Contact agent for farm lease details. This land would be a great add-on to an existing farming operation or a smart investment for the Buyer looking to diversify their portfolio. The farmland is located approximately four miles south of Boxholm, Iowa adjacent to US Highway 169 in Section 4 of Amaqua Township.



\$975,000 | PRICE PER ACRE: \$8,350



TILLABLE SOILS MAP

Code	Soil Description	Acres	Percent of Field	Legend	CSR2
138C2	Clarion loam	31.51	27.5%		83
107	Webster clay loam	25.45	22.2%		86
138B	Clarion loam	24.50	21.4%		89
733	Calco silty clay loam	9.51	8.3%		78
485B	Spillville loam	7.54	6.6%		88
55	Nicollet clay loam	5.47	4.8%		89
62D2	Stroden loam	4.40	3.8%		41
62E2	Stroden loam	3.13	2.7%		32
823	Ridgeport sandy loam	2.88	2.5%		56
507	Canisteo clay loam	0.15	0.1%		84

Weighted Average 81.5



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