

BUTLER COUNTY

157 ACRES m/L

LAND AVAILABLE

TRAVIS SMOCK | 319.361.8089
Travis@PeoplesCompany.com

ANDREW ZELLMER | 712.898.5913
Andrew@PeoplesCompany.com

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DESCRIPTION

Butler County tillable farmland available! This property consists of 157 acres m/l with 148.15 FSA cropland acres carrying a CSR2 rating of 65.7. The primary soil type on this farm is Dinsdale silty clay loam with a CSR2 above 90 on over 23% of the property. A wetland determination has been requested to potentially add tillable acres and increase farmability. With a location in a strong farming area with multiple grain marketing options along with affordable pricing, this property appeals to both investor and farmer Buyers. The farm is located just one mile south of Bristow, IA along paved Grand Avenue in Section 30 of West Point Township.



DIRECTIONS

From Bristow, Iowa: Travel south on Grand Avenue for one mile to 200th Street. Property is located at the southeast corner of the intersection. Look for signs.

From Allison, Iowa: Travel west on State Hwy 3 for 4.75 miles to Grand Avenue. Turn north onto Grand Avenue and travel 0.5 miles and the farm will along the east side of the road. Look for signs.

GRAND AVE / 200TH ST. | BRISTOW, IA 50611



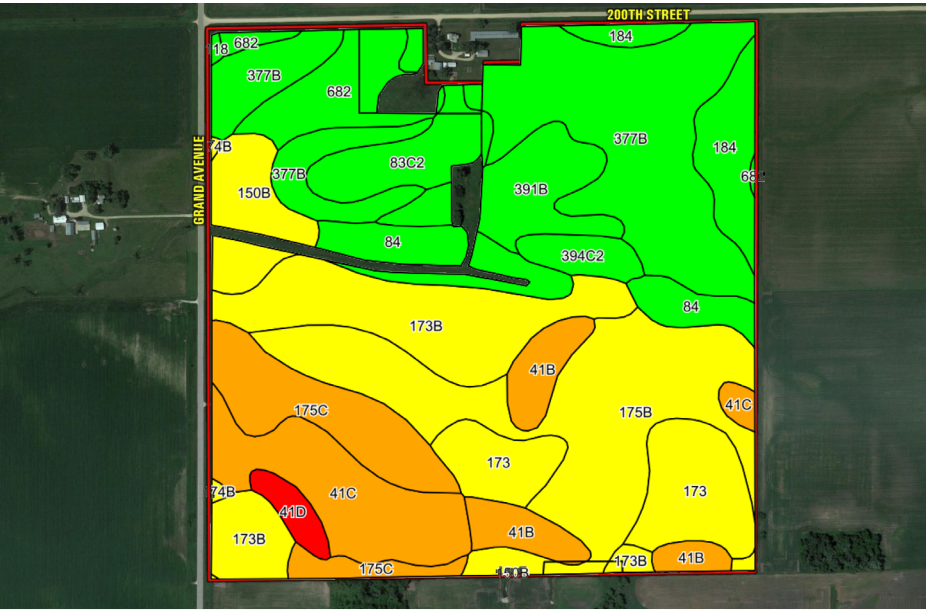
FARM DETAILS

FSA Cropland Acres: 148.15

Total Base Acres: 111.60
Corn Base Acres: 79.90 with a PLC Yield of 152
Soybean Base Acres: 31.70 with a PLC Yield of 40

TILLABLE SOILS MAP

Code	Soil Description	Acres	Percent of Field	Legend	CSR2
377B	Dinsdale silty clay loam	28.51	19.2%		94
175B	Dickinson fine sandy loam	24.35	16.4%		50
173B	Hoopeston fine sandy loam	16.60	11.2%		55
41C	Sparta loamy fine sand	10.83	7.3%		34
173	Hoopeston fine sandy loam	10.45	7.1%		59
175C	Dickinson fine sandy loam	9.70	6.5%		45
84	Clyde silty clay loam	7.68	5.2%		88
391B	Clyde-Floyd complex	6.70	4.5%		87
682	Maxfield silt loam	6.29	4.2%		83
41B	Sparta loamy fine sand	6.25	4.2%		39
Weighted Average					65.7



Listing #14844

157 Acres M/L | Price: \$975,000 | Price Per Acre: \$6,210

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12119 Stratford Drive, Ste B
Clive, IA 50325
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