

LISTING #14847

FARMLAND AVAILABLE



160 ACRES M/L

**POWESHIEK
COUNTY**

LISTING AGENTS

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FARM DETAILS

FSA Cropland Acres: 155.19

Corn: 53 Base Acres with a PLC Yield of 130

Soybeans: 10.5 Base Acres with a PLC Yield of 46

NET TAXES: \$3,748

POWESHIEK COUNTY FARMLAND AVAILABLE

Offering 160 acres m/l of Iowa farmland situated in the rolling hills of Poweshiek County, Iowa. This property offers a combination of high-quality row crop and pasture acres allowing for crop production and livestock grazing. The farm consists of 155.19 FSA tillable acres with an estimated 54.28 acres currently being farmed. These acres are highly productive with a CSR2 rating of 77.5 with a primary soil type of Tama Silty Clay loam. Conservation measures have been actively applied with well-maintained waterways and terraces.

Pasture is a key attribute of this property offering 57.04 acres m/l of pasture including a pond as the main water source. Fences are installed creating paddocks for rotational grazing purposes. Current pasture acres have a past cropping history and are included in the 155.19 FSA Cropland Acres.

There is a remaining 43.87 acres m/l of CRP (Conservation Reserve Program) that is currently expired. There are a few options a Buyer could elect to pursue – the CRP acres could be re-enrolled into a CRP program prior to the sign up deadline or converted back into tillable farmland production. An updated conservation plan would be desired by the Poweshiek County FSA / NRCS Office. Current CRP acres have a past cropping history and are included in the 155.19 FSA Cropland Acres.

The current building site is situated with an older house, two car detached garage and a 24' X 48' Quonset building with concrete floors. Dwellings will be sold "As Is, Where Is". Buyer will be responsible for the cost of any improvement, replacement, or repairs to the current septic/wastewater treatment system. This building site is serviced by the Poweshiek Water Association.

DIRECTIONS

From Interstate 80 take Exit 182 (Grinnell) Exit and travel south for approximately 4 miles. Turn west onto 455th Avenue and travel for approximately 1 mile. Property will be located on the southwest side of 455th and 20th Street. Look for Peoples Company sign.

From Searsboro, IA travel north on Highway 146 for approximately 5 miles. Turn west onto 455th Avenue and travel for approximately 1 mile. Property will be located on the southwest side of 455th and 20th Street. Look for Peoples Company sign.

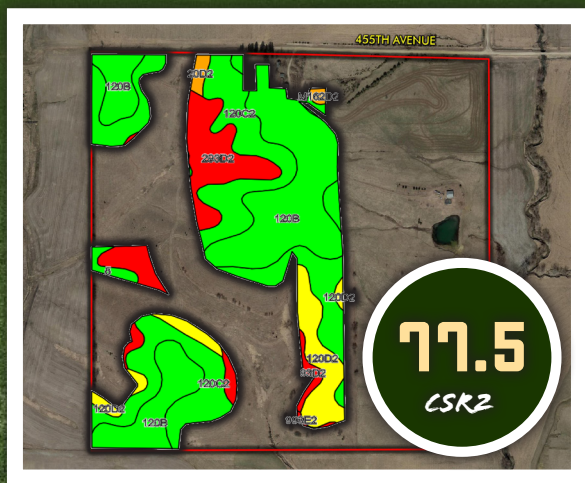




160 ACRES M/L

PROPERTY ADDRESS: 172 455TH AVENUE | GRINNELL, IOWA 50112

TILLABLE SOILS MAP



Code	Soil Description	Acres	Percent of Field	CSR2 Legend	CSR2
120C2	Tama silty clay loam	20.14	37.1%		87
120B	Tama silty clay loam	19.46	35.9%		95
293D2	Chelsea-Ladoga complex	6.99	12.9%		21
120D2	Tama silty clay loam	5.19	9.6%		62
93D2	Shelby-Adair complex	1.05	1.9%		44
5	Ackmore-Colo complex	0.61	1.1%		79
20D2	Killduff silty clay loam	0.51	0.9%		55
M162D2	Downs silt loam	0.22	0.4%		57
993E2	Gara-Armstrong loams	0.11	0.2%		24

Weighted Average **77.5**

For more information, photos, maps, and aerial drone video please visit our website.

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