



Greene County
FARMLAND AVAILABLE
294 ACRES M/L OFFERED AS ONE UNIT OR TWO INDIVIDUAL TRACTS

Listing #14878
239.77 ACRES M/L

Listing #14879
54.66 ACRES M/L





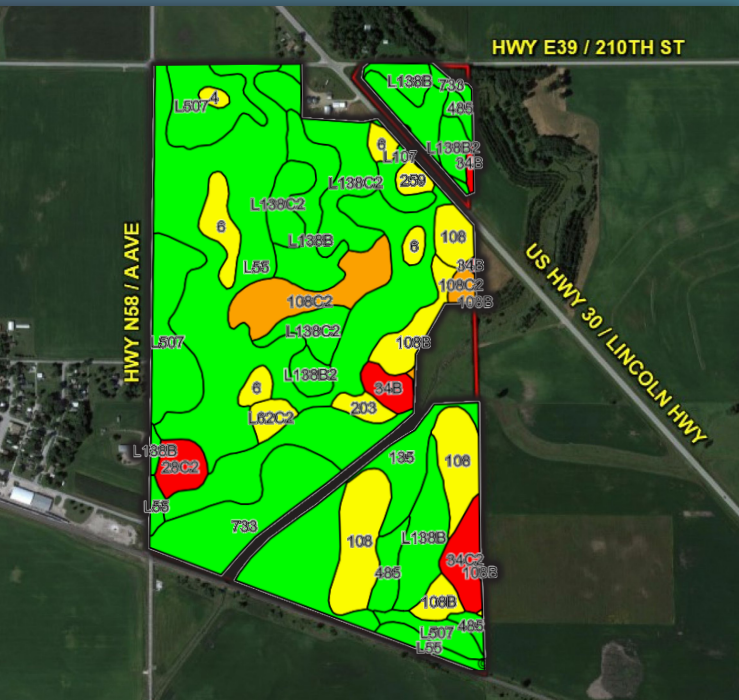
Directions Farm is located on the eastern edge of Ralston, Iowa.

From Scranton, Iowa: Travel north out of Scranton on IA Highway 25 for 1 mile until reaching US Highway 30. Turn left (west) on US Highway 30 for four miles until reaching 210th Street. The farm is located on the southwestern edge of US Highway 30 and the southern edge of 210th Street. Look for signs.

Listing #14882

**294.43
ACRES M/L**

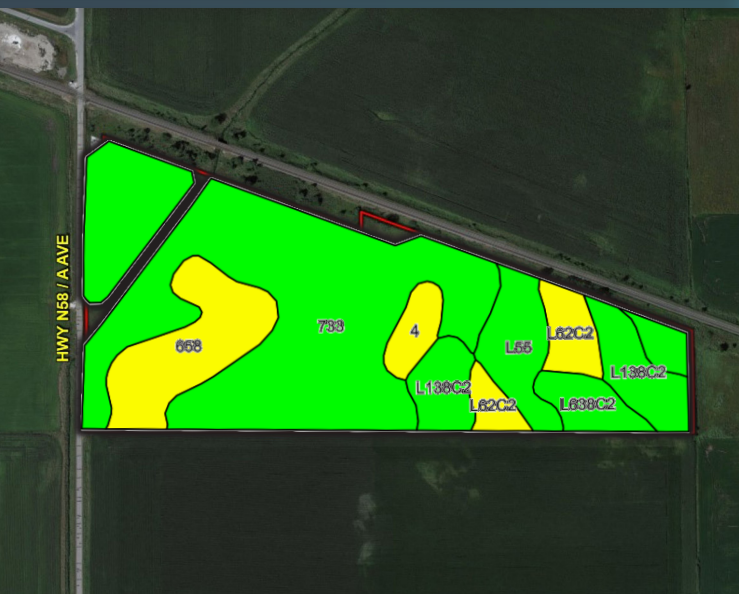
Price: \$2,350,000
Price/Acre: \$7,982
Net Taxes: \$6,718



Listing #14878 Tillable Soils Map

| Code | Soil Description | Acres | Percent of Field | Legend | CSR2 |
|--------|-----------------------------------|-------|------------------|--------|------|
| L55 | Nicollet loam | 59.33 | 27.2% | | 91 |
| 733 | Calco silty clay loam | 23.65 | 10.8% | | 78 |
| L507 | Canisteo clay loam, Bemis moraine | 19.00 | 8.7% | | 87 |
| L138B | Clarion loam, Bemis moraine | 17.74 | 8.1% | | 88 |
| 135 | Coland clay loam | 16.66 | 7.6% | | 76 |
| L138C2 | Clarion loam, Bemis moraine | 16.65 | 7.6% | | 83 |
| 108 | Wadena loam | 16.11 | 7.4% | | 56 |
| 108C2 | Wadena loam | 9.64 | 4.4% | | 44 |
| 6 | Okoboji silty clay loam | 6.81 | 3.1% | | 59 |
| 108B | Wadena loam | 6.10 | 2.8% | | 52 |

Weighted Average 76



Listing #14879 Tillable Soils Map

| Code | Soil Description | Acres | Percent of Field | Legend | CSR2 |
|--------|--|-------|------------------|--------|------|
| 733 | Calco silty clay loam | 27.15 | 56.3% | | 78 |
| 658 | Mayer loam | 5.95 | 12.3% | | 54 |
| L138C2 | Clarion loam, Bemis moraine | 4.83 | 10.0% | | 83 |
| L55 | Nicollet loam | 4.17 | 8.6% | | 91 |
| L62C2 | Storden loam, Bemis moraine | 2.79 | 5.8% | | 64 |
| L638C2 | Clarion-Storden complex, Bemis moraine | 1.90 | 3.9% | | 75 |
| 4 | Knoke silty clay loam | 1.45 | 3.0% | | 56 |

Weighted Average 75.1

Listing #14878 / 239.77 Acres M/L

Description

Opportunity to own high quality farmland along the Greene/Carroll County line. This 239.77 Acre M/L property offers 218.14 current FSA Tillable Acres carrying a CSR2 of 76. This farm features Nicollet Loam with a CSR2 of 91 as its predominant soil type. The farm is located less than a mile from the Ralston Landus Cooperative and has a strong yield history making this an excellent investment farm or add-on piece to an existing farming operation. The farmland is located on the eastern edge of Ralston, Iowa in Section 31 of Kendrick Township, Greene County, Iowa.



The farm is improved with two 7 tower Lindsay irrigation pivots. Both irrigation pivots pull water from a 170 feet deep well located at the base of the north pivot. The water use permit allows 150 acre feet per year at a maximum rate of 800 gallons per minute during April 1st to September 30th of each year for irrigation on 170 acres. The current well permit expires on July 6th, 2023. Contact agent for copies of the water use permit.

Farm is leased for the 2020 crop year. There is a tile easement and agreement on the property. The easement allows the neighbor to the west to install tile and outlet water into Otter Creek (contact agent for details). Additional 54.66 acres for sale south of this farm. See page 3.

Farm Details

FSA Cropland Acres: 218.14

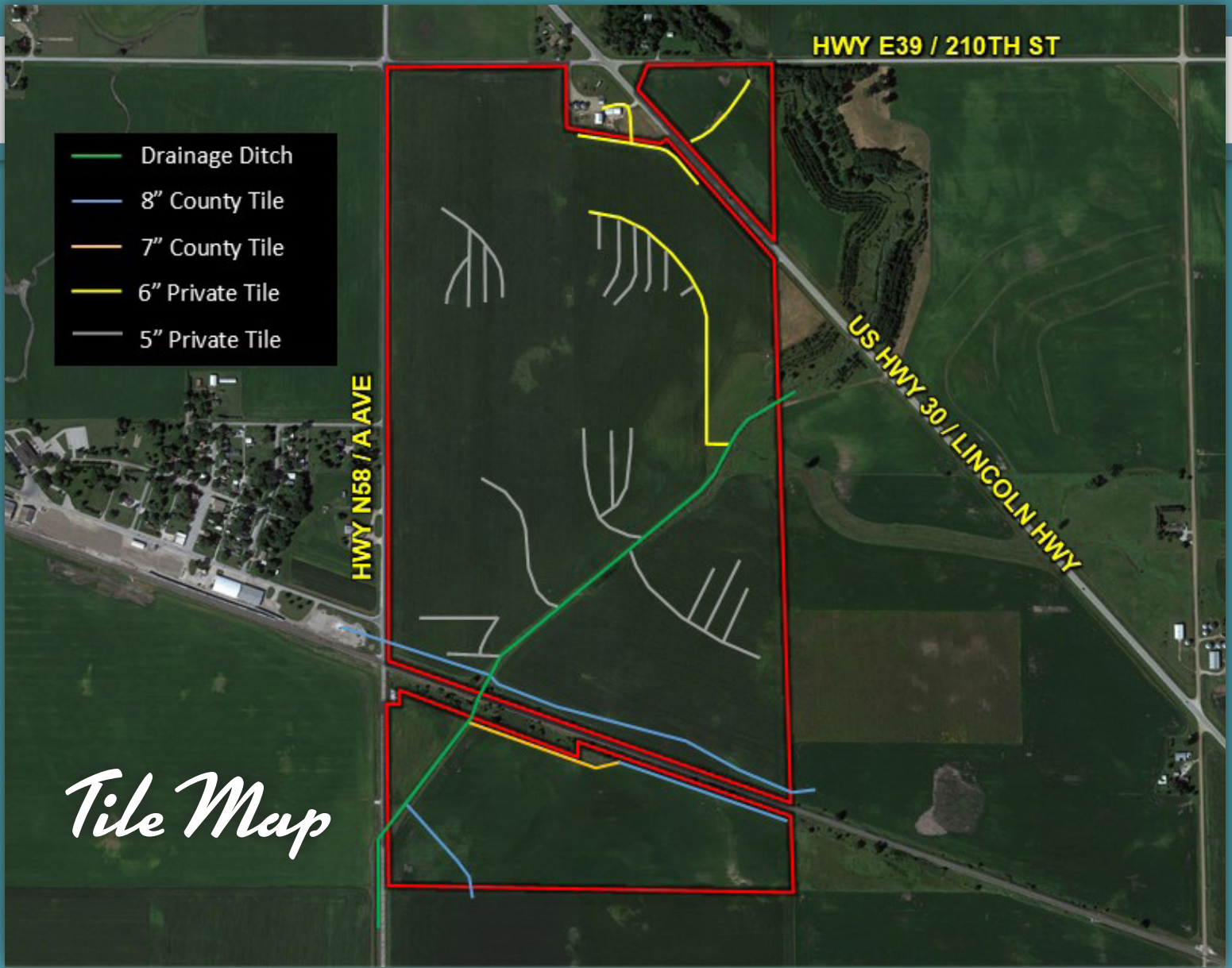
Corn: 171.6 Estimated Base Acres with a PLC Yield of 163

Soybeans: 46.4 Estimated Base Acres with a PLC Yield of 48

Price: \$1,900,000

Price/Acre: \$7,924

Net Taxes: \$5,440



| <i>Yield Information</i> | | |
|--------------------------|------------------|----------------|
| | SOYBEANS | CORN |
| 2017 | 70 Bu./Acre | — |
| 2018 | — | 248 Bu./Acre |
| 2019 | * 55.69 Bu./Acre | 192.2 Bu./Acre |

* South of Railroad Tracks

Listing #14879 / 54.66 Acres M/L



Description

Opportunity to own high quality farmland along the Greene/Carroll County line. This 54.66 Acre M/L property offers 48.24 current FSA Tillable Acres carrying a CSR2 of 75.1. The farm is located less than a mile from the Ralston Landus Cooperative and has a strong yield history making this an excellent investment farm or add-on piece to an existing farming operation. The farmland is located on the eastern edge of Ralston, Iowa in Section 31 of Kendrick Township, Greene County, Iowa.

Farm Details

FSA Cropland Acres: 48.24

Corn: 37.9 Estimated Base Acres with a PLC Yield of 163

Soybeans: 10.3 Estimated Base Acres with a PLC Yield of 48



Price: \$450,000

Price/Acre: \$8,233

Net Taxes: \$1,278

12119 Stratford Drive, Ste B
Clive, Iowa 50325

PeoplesCompany.com

Greene County **FARMLAND AVAILABLE**

294.43 ACRES M/L OFFERED AS ONE UNIT OR TWO INDIVIDUAL TRACTS



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