

# 69 ACRES M/L IN MARION COUNTY, IOWA

Price: \$265,650

Price per acre: \$3,850

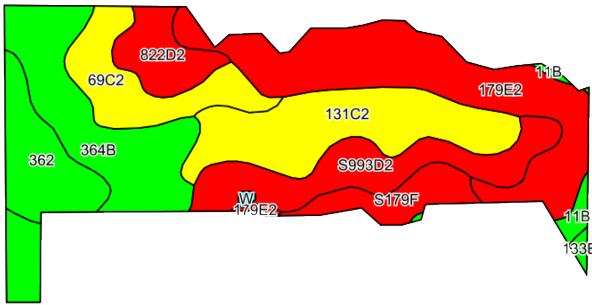
Peoples Company is pleased to offer a great combination farm in Marion County, IA. This property features 69 m/l acres situated in Dallas Township. This tillable/recreational combination farm consists of 30+ acres currently being farmed. The potential total FSA tillable acres are approximately 50.72 acres M/L. The total FSA tillable acres carry a CSR2 of 47.7.

Approximately 18.28 acres m/l of timber draws make up the remaining acres. Ideal for hunting, this farm has the capability to produce quality whitetail and turkey.



## TILLABLE SOILS MAP

Code	Soil Description	Acres	Percent of Field	Legend	CSR2
179E2	Gara loam	11.82	23.3%		24
364B	Grundy silty clay loam	9.16	18.1%		72
131C2	Pershing silt loam	8.58	16.9%		62
S993D2	Gara-Armstrong complex	6.23	12.3%		32
69C2	Clearfield silty clay loam	4.69	9.2%		57
362	Haig silt loam	4.11	8.1%		83
822D2	Lamoni silty clay loam	2.75	5.4%		10
S179F	Gara loam	2.44	4.8%		19
11B	Colo-Ely silty clay loams	0.62	1.2%		78
133B	Colo silty clay loam	0.22	0.4%		74
<b>Weighted Average</b>					<b>47.7</b>



## DIRECTIONS

From Hwy 14 turn West onto 260th Ave. Travel for approximately 3.5 miles. Turn West onto County Line Rd/Lucas County Line Rd/Wyoming St. Travel approximately 1.5 miles to property which is located on the North side of the road.



WYOMING STREET | LACONA, IOWA 50139



## Contact:

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