

PEOPLES COMPANY .COM

# Page County, Iowa Farmland Available

**480 ACRES M/L** OFFERED AS TWO LISTINGS



**Listing #14890** | 240 ACRES M/L



**Listing #14891** | 240 ACRES M/L

**Agent: Andrew Zellmer | 712.898.5913 | AndrewZ@PeoplesCompany.com**

# Listing #14890 | 240 Acres M/L

280th Street & Upland Avenue | Clarinda, IA 51632

## Description

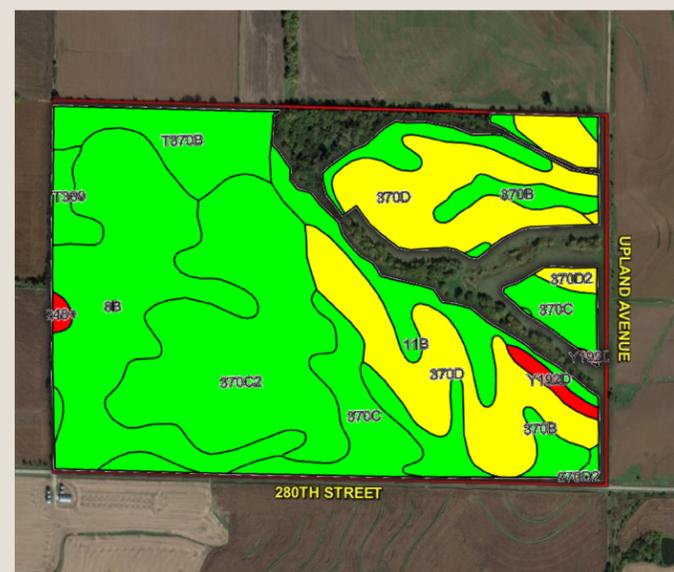
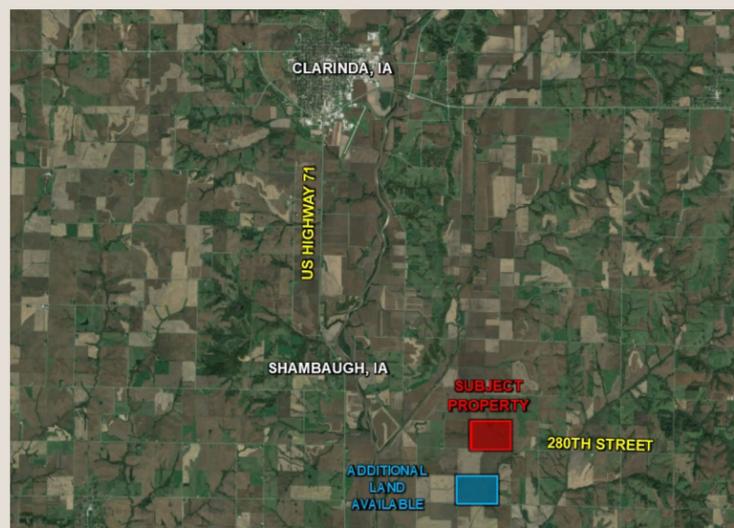
Offering 240 acres m/l of highly productive Page County farmland. This tract has 217.87 FSA Cropland Acres - 207.69 acres are currently in row crop production and have a CSR2 of 78.3. The farm has 10.20 acres enrolled in CRP (Conservation Reserve Program) until 2022 with an annual payment of \$2,106 (\$206.43 per acre). The CRP practice is CP21 Filter Strips which reduce erosion and nutrient loss. Primary soil types include high producing Sharpsburg Silty Clay Loam and Judson Silty Clay Loam. The farm is located southeast of Clarinda, Iowa, in Section 4 of Buchanan Township. Farm is leased for the 2020 crop year (contact agent for details).



**Price: \$1,775,000**  
**Price/Acre: \$7,395**  
**Net Taxes: \$6,280**

## Directions

**From Clarinda, Iowa:** Travel south out of Clarinda on US Highway 71 for 4.5 miles until reaching 265th Street. Turn left (east) on 265th Street for a half mile until reaching Teak Avenue. Turn right (south) on Teak Avenue for 2 miles until reaching 280th Street. Turn left (east) on 280th Street for 1 mile. The farm is located on the northern edge of 280th Street. Look for signs.



## Tillable Soils Map

Code	Soil Description	Acres	Percent of Field	Legend	CSR2
370D	Sharpsburg silty clay loam	48.41	23.3%	[Yellow]	59
370C2	Sharpsburg silty clay loam	46.87	22.6%	[Light Green]	80
8B	Judson silty clay loam	43.39	20.9%	[Green]	93
370C	Sharpsburg silty clay loam	17.88	8.6%	[Light Green]	81
11B	Colo-Judson silty clay loams	17.01	8.2%	[Light Green]	80
T370B	Sharpsburg silty clay loam	13.45	6.5%	[Light Green]	91
370B	Sharpsburg silty clay loam	12.62	6.1%	[Light Green]	91
T369	Winterset silty clay loam	3.79	1.8%	[Light Green]	83
Y192D	Adair clay loam	1.91	0.9%	[Red]	14

Weighted Average **78.3**

# Listing #14891 | 240 Acres M/L

290th Street | Clarinda, IA 51632

## Description

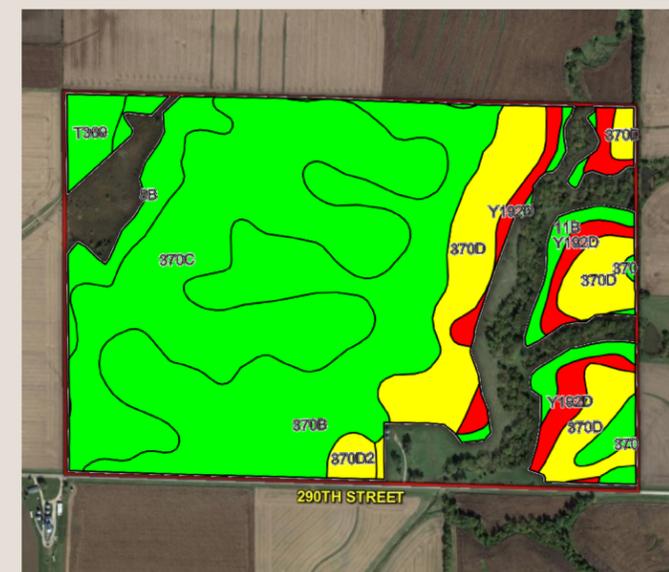
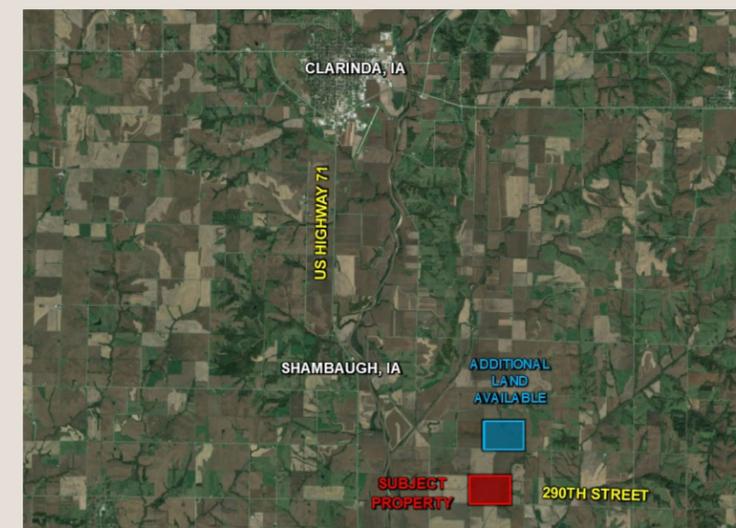
Offering 240 acres m/l of highly productive Page County farmland. This tract has 205.43 FSA Cropland Acres - 197.63 acres are currently in row crop production and have a CSR2 of 76.9. The farm has 7.80 acres enrolled in CRP (Conservation Reserve Program) until 2022 with an annual payment of \$1,372 (\$175.89 per acre). The CRP practice is CP21 Filter Strips which reduce erosion and nutrient loss. Primary soil types include high producing Sharpsburg Silty Clay Loam and Judson Silty Clay Loam. The farm is located southeast of Clarinda, Iowa, in Section 9 of Buchanan Township. Farm is leased for the 2020 crop year (contact agent for details).



**Price: \$1,650,000**  
**Price/Acre: \$6,875**  
**Net Taxes: \$6,166**

## Directions

**From Clarinda, Iowa:** Travel south out of Clarinda on US Highway 71 for 4.5 miles until reaching 265th Street. Turn left (east) on 265th Street for a half mile until reaching Teak Avenue. Turn right (south) on Teak Avenue for 3 miles until reaching 290th Street. Turn left (east) on 290th Street for 1 mile. The farm is located on the northern edge of 290th Street. Look for signs.



## Tillable Soils Map

Code	Soil Description	Acres	Percent of Field	Legend	CSR2
370C	Sharpsburg silty clay loam	68.12	34.5%	[Light Green]	81
370B	Sharpsburg silty clay loam	61.50	31.1%	[Green]	91
370D	Sharpsburg silty clay loam	30.97	15.7%	[Yellow]	59
Y192D	Adair clay loam	11.87	6.0%	[Red]	14
8B	Judson silty clay loam	9.39	4.8%	[Green]	93
11B	Colo-Judson silty clay loams	7.34	3.7%	[Light Green]	80
T369	Winterset silty clay loam	4.29	2.2%	[Light Green]	83
370D2	Sharpsburg silty clay loam	2.13	1.1%	[Yellow]	54
370C2	Sharpsburg silty clay loam	2.02	1.0%	[Light Green]	80

Weighted Average **76.9**

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[PeoplesCompany.com](http://PeoplesCompany.com)



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**240 Acres M/L**

## **Farmland Available in Page County, Iowa**



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**240 Acres M/L**

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