

Boone County, Iowa

LISTING #14942

FARMLAND AVAILABLE

188TH ROAD / J AVENUE BOONE, IA 50036

Peoples Company is pleased to be representing the heirs of the A. Harriett Bentley farm located northeast of Ogden, Iowa in West Central Boone County. The farm consists of 80 Acres M/L of high quality farmland that includes 76.05 FSA tillable acres with a CSR2 rating of 87.1. Primary soil types include Clarion Loam, Webster clay loam, and Nicollet clay loam. The farm has been improved with drainage tile and terraces to keep topsoil in place and navigate water off of the farm. There are a total of 7 drainage intakes located within the terraces that are visible. Tile maps showing size and location are unavailable. Conservation practices have been applied with a well maintained waterway located on the east half of the farm.

Several competing grain marketing options located nearby including ethanol plants - Louis Dreyfus in Grand Junction, POET in Gowrie, POET in Jewell, and Lincolnway Energy in Nevada - and a variety of grain elevators and cooperatives. Farm is leased for the 2020 farm year. Contact agent for details on the farm lease. Farm is located at the intersection of J Avenue and 188th Road in Section 15 of Yell Township, Boone County, Iowa.



PRICE: \$730,000
PRICE PER ACRE: \$9,125



CONTACT | MATT ADAMS | 515.423.9235 | Matt@PeoplesCompany.com







Boone County, Iowa

FARMLAND AVAILABLE

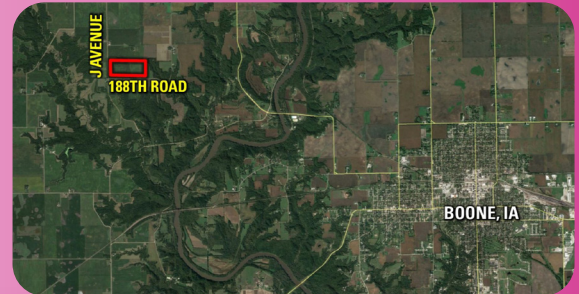
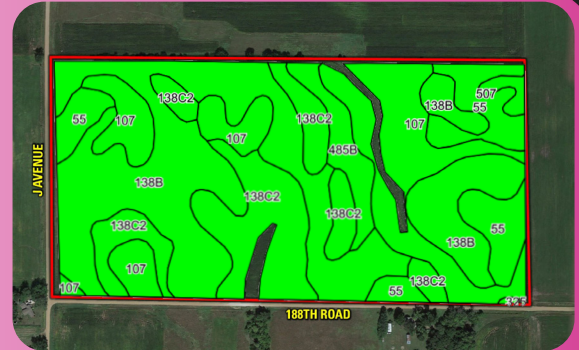
LISTING #14942

188TH ROAD / J AVENUE BOONE, IA 50036

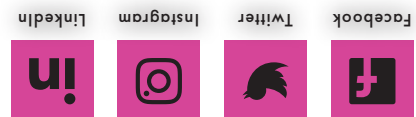
TILLABLE SOILS MAP

Code	Soil Description	Acres	Percent of Field	Legend	CSR2
138B	Clarion loam	31.99	42.1%		89
107	Webster clay loam	16.55	21.8%		86
138C2	Clarion loam	14.99	19.7%		83
55	Nicollet clay loam	8.78	11.5%		89
485B	Spillville loam	3.03	4.0%		88
507	Canisteo clay loam	0.71	0.9%		84
Weighted Average					87.1

From Boone, Iowa: Travel on County Highway E26 for approximately 6 miles, turn left (south) onto J Avenue and travel for 1.25 miles. Turn left (east) and the farm is on the north side of the road.



CONTACT | MATT ADAMS | 515.423.9235 | Matt@PeoplesCompany.com



12119 Stratford Drive, Suite B
Clive, IA 50325

