

BOONE COUNTY, IOWA

LISTING #14943

RECREATIONAL & FARMLAND AVAILABLE

188TH ROAD / J AVENUE BOONE, IA 50036

Boone County, Iowa farmland / recreational land opportunity located immediately west of the always impressive Des Moines River Valley and northwest of Boone, Iowa. This 107 acre property has endless possibilities to be utilized whether you want to chase whitetails, scare up a rafter of turkeys or bouquet of pheasants, take your canoe/kayak/boat to one of the four river access points nearby, or create a home / building site to enjoy the view of the large old oak trees and basswoods that dominate the area.

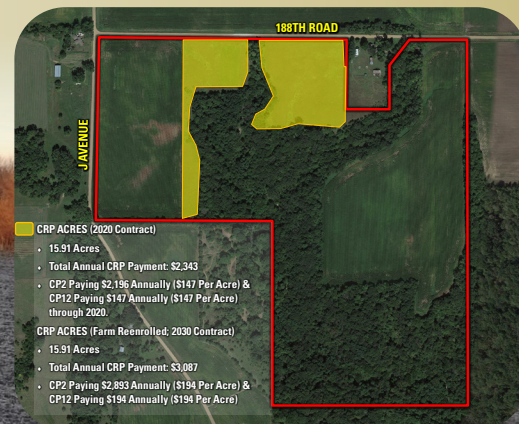
This '50 / 50' farmland and wooded property includes 59.32 FSA tillable acres with a CSR2 rating of 81. The farmland is leased for the 2020 farm year. Of those FSA tillable acres, 43.41 are currently farmed and 15.91 acres are enrolled in the CRP (Conservation Reserve Program) until 2030 under two different practices; the CP-2 (Permanent Native Grasses) and CP-12 (Wildlife Food Plot). The property was originally enrolled through Sept. 2020 but the property owner took advantage of an early CRP enrollment to extend to the 2030 year. The annual payment for 2020 is \$2,343 and \$3,087 for the next 10 years through 2030. Buyer would have the option to convert these acres back to tillable farmland if preferred, please contact agent for details. Other notable features include electric service through Midland Power Cooperative along the northern boundary of the property and Xenia Rural Water is west of J Avenue.

Abundant food, cover, nearby water sources, and a deep ravine running from the middle of this property to the southeast creating a pinch point should bode well for whitetail hunters. Located in a private location but just over a mile from pavement.

107
ACRES M/L



PRICE: \$583,150
PRICE PER ACRE: \$5,450



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








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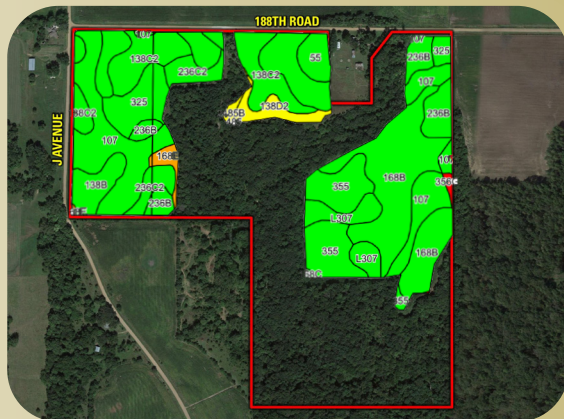
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TILLABLE SOILS MAP

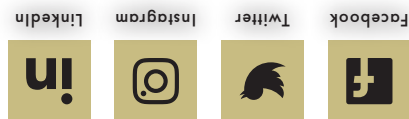
Code	Soil Description	Acres	Percent of Field	Legend	CSR2
168B	Hayden loam	11.78	19.9%		76
107	Webster clay loam	10.63	17.9%		86
138B	Clarion loam	7.38	12.4%		89
138C2	Clarion loam	7.13	12.0%		83
355	Luther loam	5.80	9.8%		84
236B	Lester loam	3.74	6.3%		85
325	Le Sueur loam	3.59	6.1%		77

Weighted Average 81

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 south side of the road.



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