

BUENA VISTA COUNTY, IA

47.04 Acres M/L For Sale

LISTING
#15064

*Asking
Prices*

\$326,928

200th Avenue
Marathon, IA 50565



Peoples Company is pleased to represent The Lorrene Sassman Estate in the sale of 47.04 acres m/l of Buena Vista County, Iowa farmland. The property consists of 42.01 m/l cropland acres with a weighted average CSR2 of 77.5. The farmland is leased for the 2020 crop year. This high quality farm offers multiple opportunities for a beginning farmer or investor. This property is located in Section 19 of Poland Township, 2 miles West of Marathon, Iowa.

Details:

Listing #: 15064
Acres: 47.04 M/L
Price: \$326,928
Price/Acre: \$6,950
County: Buena Vista, IA
Tillable: 42.01 Acres
CSR2: 77.5

Farm Details:

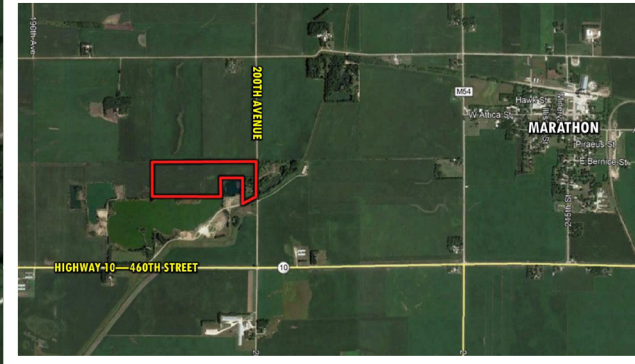
Cropland Acres: 42.1
Base Acres: 41.0
Corn: 20.5 base acres with a PLC yield of 144
Soybeans: 20.5 base acres with a PLC yield of 46

Licensed to sell real estate in Iowa and Missouri, Kenny Herring is a versatile member of the Peoples Company team who strives to provide an unparalleled level of customer service to his clients. As an Accredited Land Consultant, Kenny is driven by a persistent work ethic and positive attitude with the motivation to satisfy all parties of a real estate transaction.



KENNY HERRING, ALC
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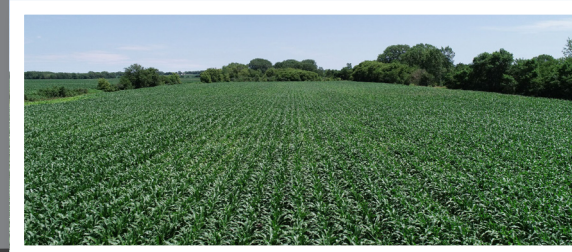


Tillable Soils CSR2

Code	Soil Description	Acres	Percent of Field	Legend	CSR2
107	Webster clay loam	16.23	38.6%		86
55	Nicollet clay loam	11.16	26.5%		89
108B	Wadena loam	5.14	12.2%		52
559	Talcot clay loam	3.92	9.3%		54
203	Cylinder loam	3.27	7.8%		58
138B	Clarion loam	1.93	4.6%		89
133	Colo silty clay loam	0.45	1.1%		78
		42.1		Wtd Avg	77.5

Directions

From Marathon: Take Highway 10 west 1 1/2 miles to 200th Avenue. Go a 1/4 mile north on 200th Ave. The property is on the west side of 200th Ave.



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