



2300 Swan Lake Blvd, STE 300
Independence, Iowa 50644
PeoplesCompany.com



TRAVIS SMOCK

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LISTING #15068



**BUCHANAN
COUNTY**

CSR2
66.3

78 ACRES M/L

**LAND
AVAILABLE**

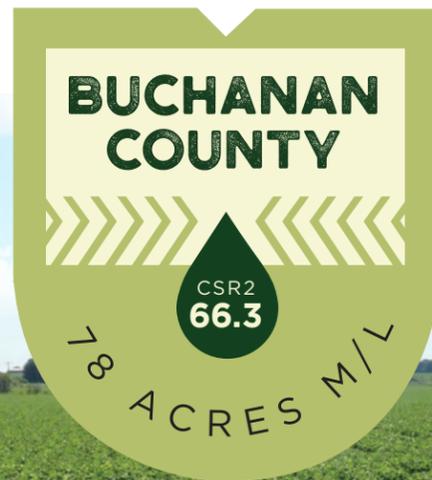
PROPERTY INFORMATION

Peoples Company is pleased to present 78 acres m/l of Buchanan County farmland with an excellent return potential!

This farm offers 70.82 FSA tillable acres with a CSR2 of 66.3. The price and size make this a great farm to add on to an existing operation, for a beginning farmer, or as a smart investment for a buyer looking to diversify their portfolio.

This property boasts great yield history with a 220+ bushel average corn yield over the past three years. A wetlands determination has been complete, and new tile was added in the spring of 2017. Timber and a small creek in the northeast corner of the property give the owner an opportunity for recreational use. Excellent fertility is provided in part by an ongoing manure easement from a new hog building adjacent to the property, allowing the buyer to limit the need for commercial fertilizer.

This land is situated just northeast of Aurora, along the Buchanan/Fayette County border at the southeast corner of the Taylor Avenue/100th Street intersection in Section 5 of Madison Township, Buchanan County, Iowa.



Details:

Net Taxes: \$1,731.40
Acres: 78
Tillable Acres: 70.82
CSR2: 66.30

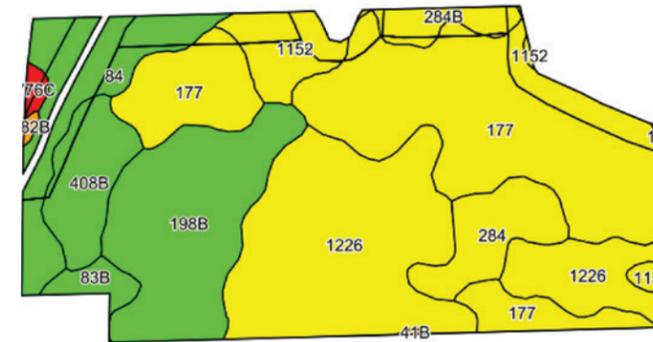
Address:

Taylor Avenue/100th Street
Aurora, Iowa 50607

Directions:

From Aurora: Travel north on County Highway W45/Slater Avenue for 1.5 miles to 100th Street. Head east on 100th Street for one mile to Taylor Avenue. The property is located southeast of the intersection. Look for Peoples Company signs.

TILLABLE SOILS



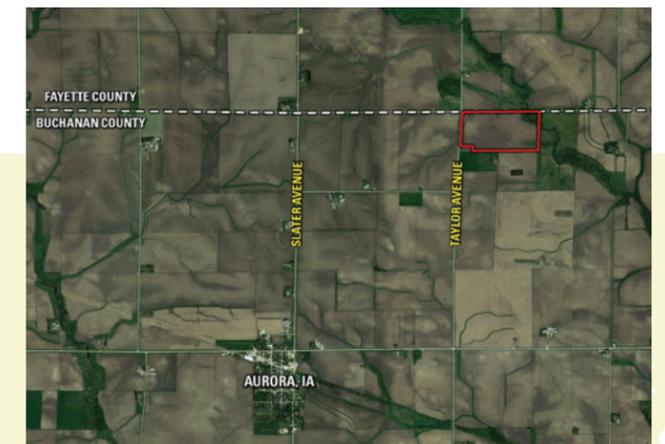
Code	Soil Description	Acres	% of Field	CSR2	
177	Saude loam	23.00	32.5%	60	Yellow
1226	Lawler loam	18.24	25.8%	59	Yellow
198B	Floyd loam	10.51	14.8%	89	Green
84	Clyde clay loam	5.57	7.9%	88	Green
408B	Olin fine sandy loam	3.69	5.2%	74	Green
284	Flagler sandy loam	3.56	5.0%	55	Yellow
1152	Marshan clay loam	3.20	4.5%	54	Yellow
284B	Flagler sandy loam	1.47	2.1%	51	Yellow
83B	Kenyon loam	0.99	1.4%	90	Green
776C	Lilah sandy loam	0.34	0.5%	5	Red
782B	Donnan loam	0.13	0.2%	43	Orange
1585	Spillville-Coland complex	0.12	0.2%	25	Red
Weighted Average				66.3	

PRICE

Price: \$565,000
Price per Acre: \$7,244

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Peoples Company is an all-inclusive land company that offers farm auctions, both public and online, traditional listings, farm management, certified appraisals and valuation services, and access to investor capital.