

NYLE
KRUSE
FARM

Boone County, Iowa

75.86 ACRES M/L AVAILABLE



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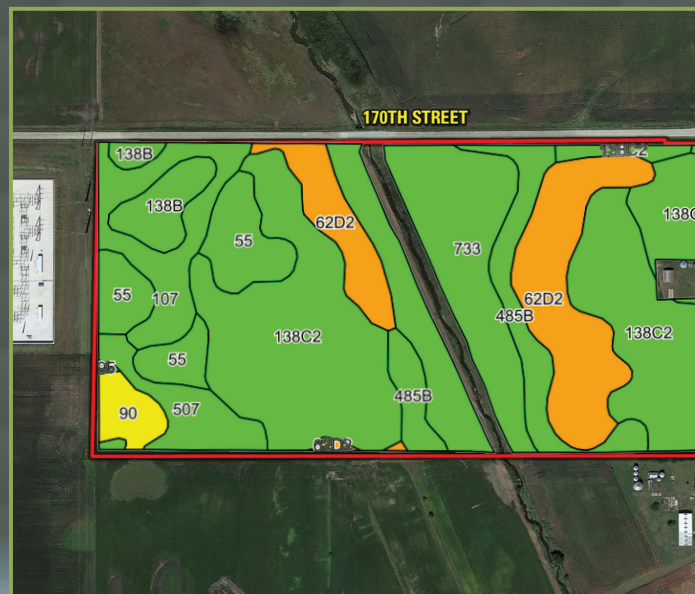
Description

A long-time family heirloom of the Kruse Family is being made available for sale to the public. Peoples Company is representing the sale of 75.86 acres m/l located four miles south of the town of Boxholm within northwest Boone County, Iowa. The farmland consists of 73.76 FSA tillable acres with a CSR2 soil rating of 76.6. There are several competing grain marketing options located nearby including ethanol plants located in Gowrie, Grand Junction, and Coon Rapids and a variety of grain elevators. Great access to the surrounding area with location along US Highway 169.

Beaver Creek meanders through the middle of the property and would allow drainage from all corners of the farm. There is one drainage outlet that we were able to locate on the farm and it's found towards 170th Street. A 30-foot wide access easement exists along the western bank of Beaver Creek allowing the adjacent landowner to access their property. There is a farm lease in place for the 2020 farm year but farming rights would be open for 2021. This land would be a great add-on to an existing farming operation or a smart investment for the Buyer looking to diversity their portfolio. Located in the northeast quarter of Section 9 of Amaqua Township.

Tillable Soils

Code	Soil Description	Acres	Percent of Field	Legend	CSR2
138C2	Clarion loam	23.52	31.9%		83
733	Calco silty clay loam	12.39	16.8%		78
62D2	Stroden loam	11.09	15.0%		41
55	Nicollet clay loam	5.72	7.8%		89
485B	Spillville loam	5.36	7.3%		88
107	Webster clay loam	4.93	6.7%		86
138C	Clarion loam	3.62	4.9%		84
507	Canisteo clay loam	2.83	3.8%		84
Weighted Average					76.6





Directions

From Boxholm, Iowa: Travel south on U.S. Highway 169 for approximately 4 miles. The property is located on the west side of the road and southwest of the intersection of U.S Highway 169 and 170th Street. Look for a Peoples Company sign.

75.86 ACRES M/L

PRICE: \$637,475

PRICE PER ACRE: \$8,400

U.S. HIGHWAY 169 / 170TH STREET | OGDEN, IA 50212



Boone County, Iowa



12119 Stratford Drive, Suite B
Clive, IA 50325

PeoplesCompany.com
Listing #15073

Boone County, Iowa

75.86 ACRES M/L



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