

PROPERTY ADDRESS
KNOLL RIDGE TRAIL
WINTERSET, IOWA 50273



LISTING #15103
ASKING PRICE: \$399,000
PRICE/ACRE: \$4,750

FARMLAND FOR SALE



ABOUT THE FARM

Peoples Company is pleased to represent the heirs of the late Linda Rhoads with their sale of farmland in Madison County, Iowa. This farm lies just a few miles South of Winterset, Iowa, overlooking the scenic Middle River bottom. This particular farm is coming out of CRP in September of 2020, leaving a new buyer with multiple options for future use, whether that be row crop or continued CRP. Of the 84 acres m/l, 72.84 are FSA tillable acres that carry a CSR2 value of 74.8. This tract also features a nice building site on the Northwest corner of the farm, along Knoll Ridge Trail. Pheasant and deer population are healthy on this tract as well. This is a great opportunity to own productive land with close proximity to Winterset, Iowa. Please contact the listing agents for more details!

Est. Net Taxes: \$1,902



JAKE SICKELS: 515.681.2103
JAKE@PEOPLES COMPANY.COM



JOHN HUTCHCROFT: 515.321.5970
JOHNH@PEOPLES COMPANY.COM

PROPERTY ADDRESS
KNOLL RIDGE TRAIL
WINTERSET, IOWA 50273

FARMLAND FOR SALE

LISTING #15103
ASKING PRICE: \$399,000
PRICE/ACRE: \$4,750



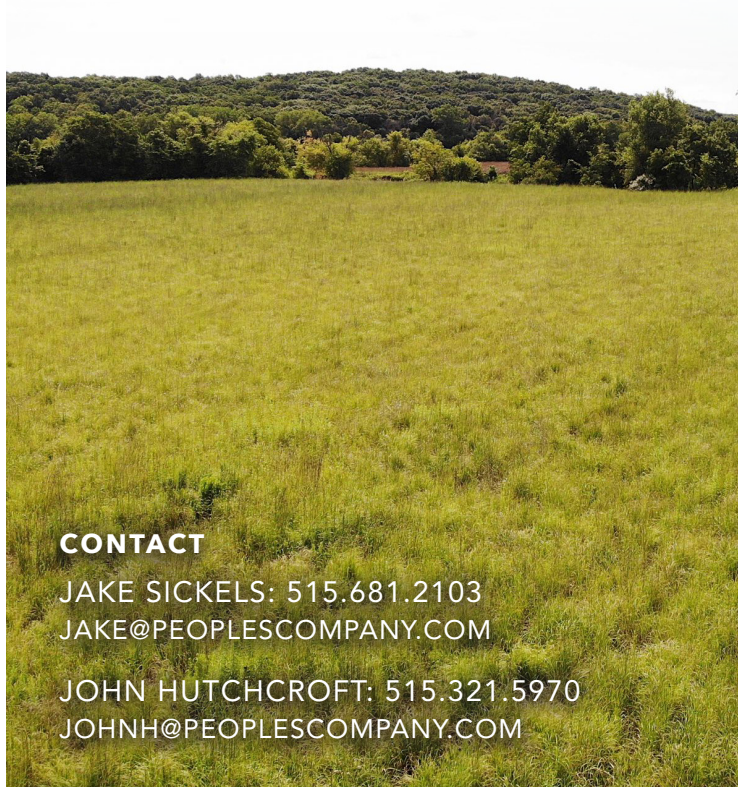
84 ACRES M/L MADISON COUNTY, IOWA

TILLABLE SOILS MAP

Code	Soil Description	Acres	Percent of Field	Legend	CSR2
43	Bremer silty clay loam	23.44	32.2%		74
220	Nodaway silt loam	18.64	25.6%		82
248	Wabash silty clay loam	8.39	11.5%		37
88	Nevin silty clay loam	7.95	10.9%		95
54	Zook silty clay loam	6.50	8.9%		67
7B	Wiota silt loam	4.72	6.5%		95
1542	Quiver-Colo silty clay loams	1.90	2.6%		76
273C	Olmitz loam	1.15	1.6%		85
1541	Quiver-Colo silty clay loams	0.15	0.2%		12
		72.84	Wtd Avg		74.9

DIRECTIONS

From Winterset, IA, head South on Second Ave for 0.3 miles. Make a right and head West onto Summit St for 700 feet. Turn left and head South on S Fourth Ave for 0.8 miles. Keep right onto Carver Rd for 1.3 miles. Turn left and head South on Knoll Ridge Trail for 350 feet. The property will be on your left, on the East side of Knoll Ridge Trail. Look for Peoples Company signs.



CONTACT

JAKE SICKELS: 515.681.2103
JAKE@PEOPLES COMPANY.COM

JOHN HUTCHCROFT: 515.321.5970
JOHNH@PEOPLES COMPANY.COM

