

157 ACRES M/L

LAND AVAILABLE



Grand Avenue / 200th Street | Bristow, IA 50611

Butter County, Iowa

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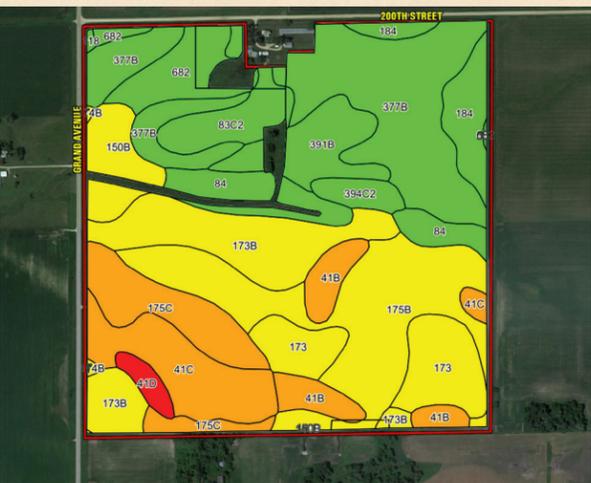
157 ACRES M/L



Butler County tillable farmland with an excellent return potential available! This property consists of 157 acres m/l with 148.15 FSA cropland acres carrying a CSR2 rating of 65.7. The primary soil type on this farm is Dinsdale silty clay loam with a CSR2 above 90. Over 35,000 ft. of new pattern tile was installed in the spring of 2020. Additionally, extensive clean-up work was completed across the farm at the same time. With a location in a strong farming area with multiple grain marketing options along with affordable pricing, this property appeals to both investors and farmer Buyers. The farm is located just one mile south of Bristow, IA along paved Grand Avenue in Section 30 of West Point Township.

TILLABLE SOILS MAP

Code	Soil Description	Acres	Percent of Field	Legend	CSR2
377B	Dinsdale silty clay loam	28.51	19.2%		94
175B	Dickinson fine sandy loam	24.35	16.4%		50
173B	Hoopeston fine sandy loam	16.60	11.2%		55
41C	Sparta loamy fine sand	10.83	7.3%		34
173	Hoopeston fine sandy loam	10.45	7.1%		59
175C	Dickinson fine sandy loam	9.70	6.5%		45
84	Clyde silty clay loam	7.68	5.2%		88
391B	Clyde-Floyd complex	6.70	4.5%		87
682	Maxfield silt loam	6.29	4.2%		83
41B	Sparta loamy fine sand	6.25	4.2%		39
184	Klinger silty clay loam	5.64	3.8%		95
83C2	Kenyon loam	5.57	3.8%		84
150B	Hanska loam	5.36	3.6%		49
394C2	Ostrander loam	2.28	1.5%		73
41D	Sparta loamy fine sand	1.57	1.1%		8
Weighted Average					65.7



Butler County, Iowa
Grand Avenue / 200th St
Bristow, IA 50611

157 Acres M/L

Price: \$900,000

Price per Acre: \$5,732

Net Taxes: \$3,464.00

Listing #15128

For more information,
pictures, and drone videos
please visit:
PeoplesCompany.com



From Bristow, Iowa: Travel south on Grand Avenue for one mile to 200th Street. Property is located at the southeast corner of the intersection. Look for signs.

From Allison, Iowa: Travel west on State Hwy 3 for 4.75 miles to Grand Avenue. Turn north onto Grand Avenue and travel 0.5 miles and the farm will be along the east side of the road. Look for signs.

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