

| LISTING #15180 |

320

**WORTH COUNTY**

TILLABLE FARMLAND FOR SALE

**ACRES M/L**



**CHASE DUESENBERG**

641.529.0562 | Chase@PeoplesCompany.com

**ANDREW ZELLMER**

712.898.5913 | AndrewZ@PeoplesCompany.com



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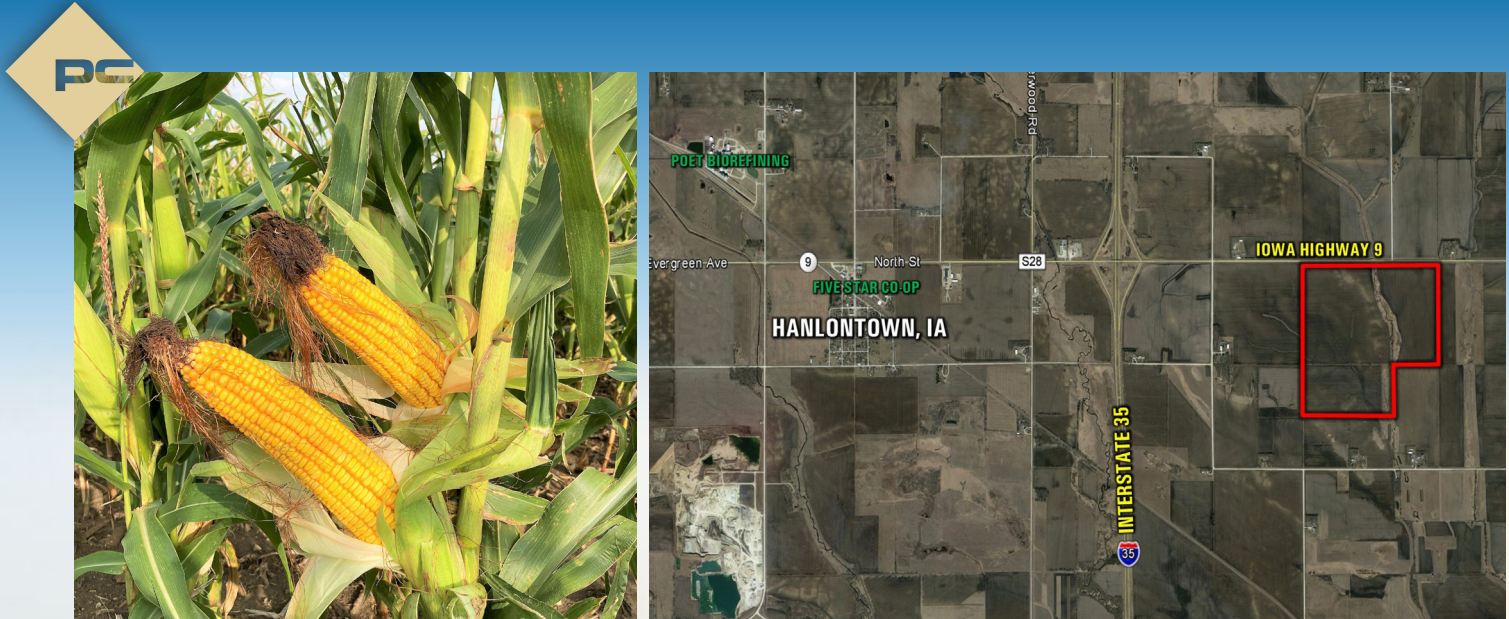
WORTH  
COUNTY

FARMLAND  
FOR SALE

Farmland has a notable characteristic of being a tightly held asset and very rarely does a tract of this size, quality, and location come up for sale to the public. Here is your opportunity to own Worth County, Iowa farmland consisting of 320 acres m/l with 287.13 FSA tillable acres carrying a CSR2 of 78.

The farm has been professionally managed and private drainage tile has been installed out-letting into Wharam Creek. A wetland determination has been completed on the farm and the tillable acres have been deemed “Non-Wetland” or NW which would allow for current drainage tile to be maintained and new drainage tile to be installed without any restrictions. Other highlights include efficient farmability with 3/4 mile rows and sufficient access to larger equipment from Iowa Highway 9. Grain marketing options are located nearby, including POET Biorefining – Hanlontown, Five Star Co-Op, and a variety of grain elevators offering competitive bidding.

This tract is located approximately 3 miles east of Hanlontown or 6 miles west of Manly on Iowa Highway 9 in Section 27 & 28 of Danville Township.



FARM DETAILS

**FSA Cropland Acres:** 287.13  
**Corn:** 271.78 base acres with a PLC Yield of 127  
**Soybeans:** 15.35 base acres with a PLC Yield of 32  
Farm is enrolled in ARC-CO

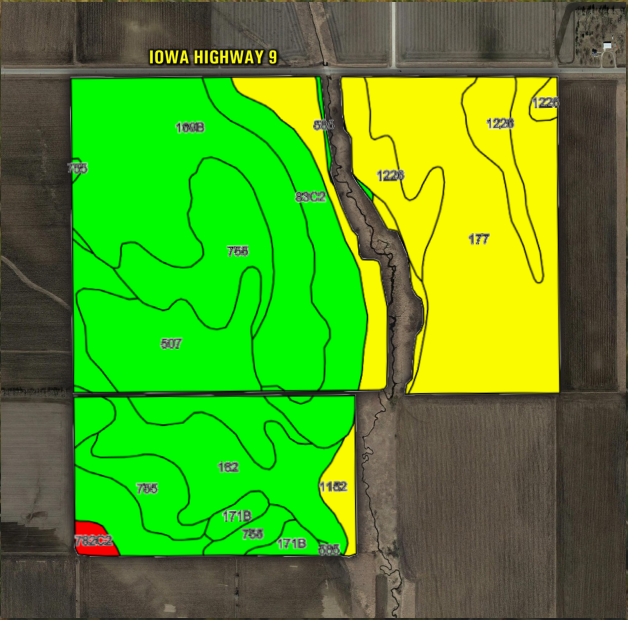
DIRECTIONS

**From Hanlontown, Iowa:** Travel east on Iowa Highway 9 crossing Interstate 35 (Exit 203) for 3 miles and the farm will be located on the south side of Iowa Highway 9. Look for Peoples Company signs.

78 CSR2

TILLABLE SOILS MAP

Code	Soil Description	Acres	Percent of Field	Legend	CSR2
169B	Moland loam	65.84	22.9%	<div></div>	91
177	Saude loam	60.95	21.2%	<div></div>	59
755	Merton loam	32.61	11.4%	<div></div>	91
507	Canisteo clay loam	30.21	10.5%	<div></div>	84
182	Maxcreek silty clay loam	28.56	9.9%	<div></div>	92
83C2	Kenyon loam	23.40	8.1%	<div></div>	84
1226	Lawler loam	20.41	7.1%	<div></div>	59
1152	Marshan clay loam	17.68	6.2%	<div></div>	54
171B	Bassett loam	4.63	1.6%	<div></div>	85
782C2	Donnan silt loam	1.81	0.6%	<div></div>	38
585	Coland-Spillville complex	1.03	0.4%	<div></div>	76
		287.13	Wtd Avg		78



PRICE

\$2,496,000

PRICE/ACRE

\$7,800

NET TAXES

\$4,816

FOR MORE INFORMATION VISIT [PEOPLESCOMPANY.COM](https://www.peoplescompany.com)



12119 Stratford Drive, Ste B  
Clive, IA 50325  
**PeoplesCompany.com**

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