

FLOYD COUNTY, IOWA

# FARMLAND FOR SALE

# 161.78

ACRES M/L



**CHASE DUESENBERG**

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# FLOYD COUNTY FARMLAND FOR SALE

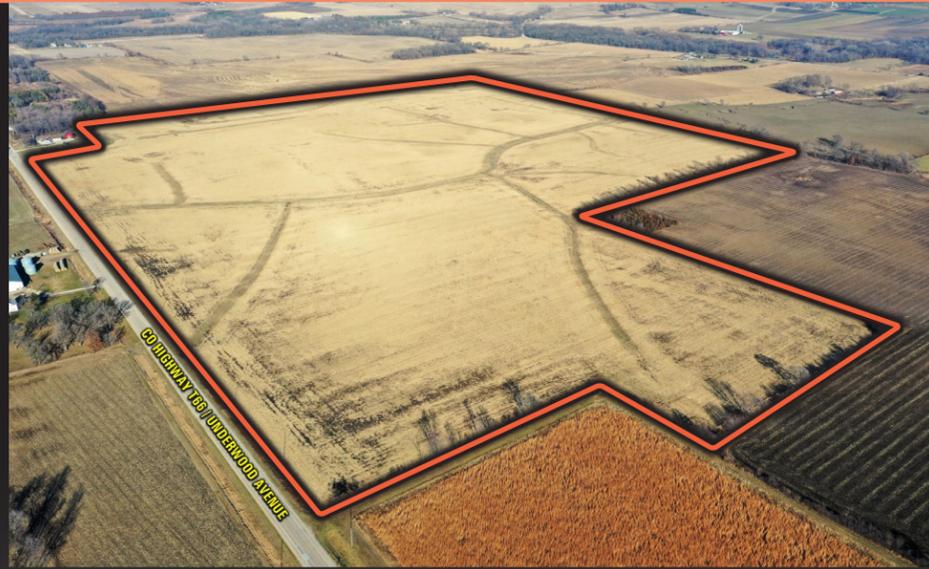
PROPERTY ADDRESS | UNDERWOOD AVENUE | CHARLES CITY, IA 50616



Farmland available in Floyd County, Iowa! The property consists of 161.78 gross acres m/l with 156.7 NHEL FSA cropland acres, of which 148.51 acres are currently in row crop production carrying a CSR2 rating of 84.3. A wetland determination has been completed on the farm and the tract does not contain a wetland allowing for additional drainage tile to be installed without any restrictions. Private tile has been installed on the farm.

The farm has been professionally managed and conservation practices have been actively applied with NRCS designed waterways. Other improvements made to this tract include extensive dirt work removing terraces and reshaping waterways with erosion control blankets and rock riprap.

The field has great access off paved Underwood Avenue with several competing grain marketing options located nearby. The property is located northeast of Charles City in Section 21 of Niles Township in Floyd County, Iowa. The farm is leased for the 2021 crop season (Contact Agent for details).



## FARM DETAILS

**FSA Cropland Acres:** 156.7

**Corn:** 87.1 base acres with a PLC  
Yield of 120

**Soybeans:** 61 base acres with a PLC  
Yield of 35

**PRICE \$1,480,287**

**PRICE/ACRE \$9,150**

**NET TAXES \$4,858**

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## DIRECTIONS

**From Charles City, Iowa:** Travel east out of Charles City on US Highway 18 for 1.4 miles until reaching Underwood Avenue. Turn left (north) on Underwood Avenue for 3.5 miles. The property will be situated on the east side of Underwood Avenue marked with a Peoples Company sign.

## FSA TILLABLE SOILS MAP

# 84.3 CSR2

Code	Soil Description	Acres	% of Field	Legend	CSR2
171B	Bassett loam	39.40	25.1%	[Green]	85
84	Clyde silty clay loam	33.69	21.5%	[Green]	88
198B	Floyd loam	32.51	20.7%	[Green]	89
171C2	Bassett loam	25.83	16.5%	[Green]	77
482C2	Racine loam	6.34	4.0%	[Green]	78
471B	Oran loam	5.60	3.6%	[Green]	74
399	Readlyn silt loam	3.97	2.5%	[Green]	91
398	Tripoli clay loam	2.84	1.8%	[Green]	82
394B	Ostrander loam	2.04	1.3%	[Green]	88
482B	Racine loam	1.51	1.0%	[Green]	76
471	Oran loam	1.15	0.7%	[Green]	79
777B	Wapsie	0.99	0.6%	[Orange]	48
391B	Clyde-Floyd complex	0.83	0.5%	[Green]	87

Weighted Average 84.3

For more information visit  
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You are now viewing the listing page  
on the Peoples Company website.

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COUNTY**

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