

LISTING #15322

Pocahontas County

390

ACRES M/L

FARMLAND AVAILABLE

OFFERED AS ONE UNIT OR THREE INDIVIDUAL TRACTS



ANDREW ZELLMER | 712.898.5913
ANDREWZ@PEOPLES COMPANY.COM

LISTING #15322

390 ACRES M/L AVAILABLE

Pocahontas County

310th Avenue & 540th Street
Gilmore City, IA 50541

Peoples Company is honored to offer highly sought-after farmland in Pocahontas County. This property can be sold as one unit or as individual tracts as detailed on the next page. The farm consists of 390 gross acres m/l and 376.32 tillable acres that are currently suited for row crop production with an average CSR2 of 81.3. Of the 390 gross acres, 165 acres consist of productive Clarion and Webster loam soils. The majority of the farm has a slope of 0-2% and there are no wasted acres. Extensive tile is in place throughout the property.

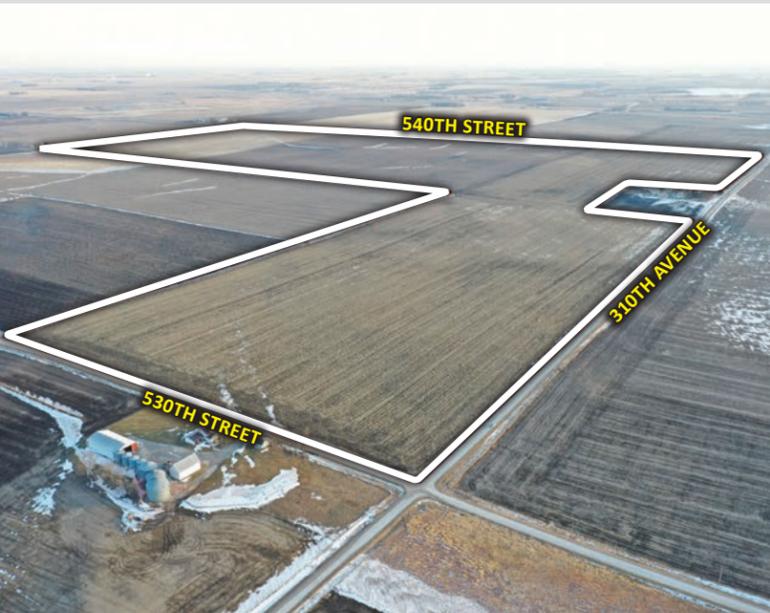
With a favorable lease in place, grain marketing options close, and easy access this property appeals to both farmer and investor buyers of all sizes.

Contact Andrew Zellmer, listing agent, for 2021 lease details or any other additional information.



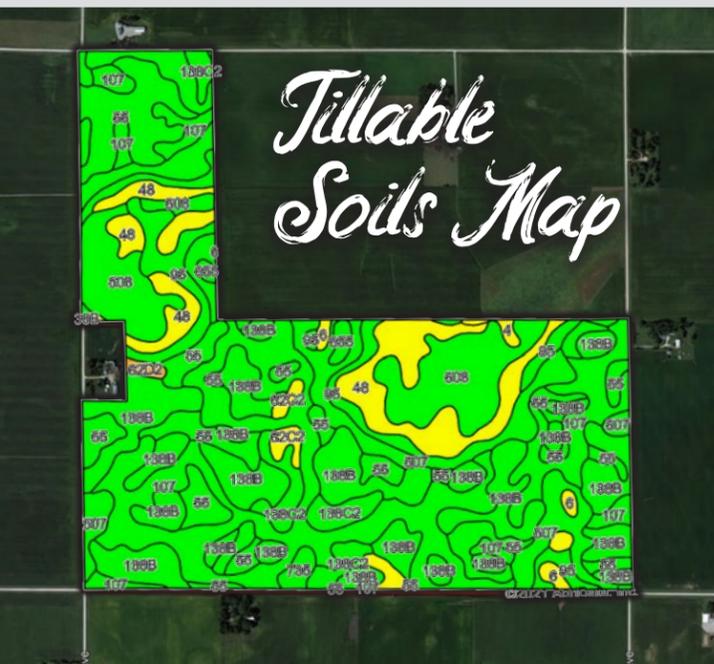
TRACT 1

- ▶ **80 Acres M/L**
- ▶ **76.49 Tillable Acres (Est.)**
- ▶ **78 CSR2 Rating**
- ▶ **\$840,000**



TRACT 2

- ▶ **150 Acres M/L**
- ▶ **144.81 Tillable Acres (Est.)**
- ▶ **84.7 CSR2 Rating**
- ▶ **\$1,575,000**



Code	Soil Description	Acres	% of Field	Legend	CSR2
138B	Clarion loam	84.55	22.5%	■	89
107	Webster clay loam	81.10	21.6%	■	86
55	Nicollet clay loam	49.30	13.1%	■	89
507	Canisteo clay loam	38.32	10.2%	■	84
508	Calcousta silty clay loam	37.85	10.1%	■	74
48	Knoke mucky silty clay loam	33.31	8.9%	■	56
95	Harps clay loam	21.68	5.8%	■	72
138C2	Clarion loam	14.23	3.8%	■	83
62C2	Storden loam	4.71	1.3%	■	64
655	Crippin loam	3.54	0.9%	■	91
6	Okoboji silty clay loam	3.37	0.9%	■	59
735	Havelock clay loam	2.17	0.6%	■	74
62D2	Storden loam	1.16	0.3%	■	41
4	Knoke silty clay loam	1.03	0.3%	■	56

Weighted Average **81.3**



TRACT 3

- ▶ **160 Acres M/L**
- ▶ **155.02 Tillable Acres (Est.)**
- ▶ **79.7 CSR2 Rating**
- ▶ **\$1,680,000**



12119 Stratford Drive, Suite B
Clive, IA 50325
PeoplesCompany.com



Directions **From Gilmore City:** Head west on Highway 3 for 3 miles and turn left (south) onto 310th Avenue. Continue on 310th for one mile. The property will be South of the 530th Street & 310th Avenue intersection on the East side of the road. Look for Peoples Company sign.

CONTACT LISTING AGENT **ANDREW ZELLMER** AT **712.898.5913** OR **ANDREWZ@PEOPLES COMPANY.COM**.

POCAHONTAS COUNTY FARMLAND AVAILABLE



To the left is a Quick Response (QR) Code. To access:

1. Open up the camera on your smart phone.
2. Hover over the image.
3. Click on the link at the top of your screen.

You are now viewing the listing page on PeoplesCompany.com

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