



US Highway 275 | Malvern, IA 51551

285.96

ACRES M/L

LAND FOR SALE



PEOPLES COMPANY.COM | LISTING #15452

ANDREW ZELLMER | 712.898.5913 | AndrewZ@PeoplesCompany.com



PRICE | \$2,600,000

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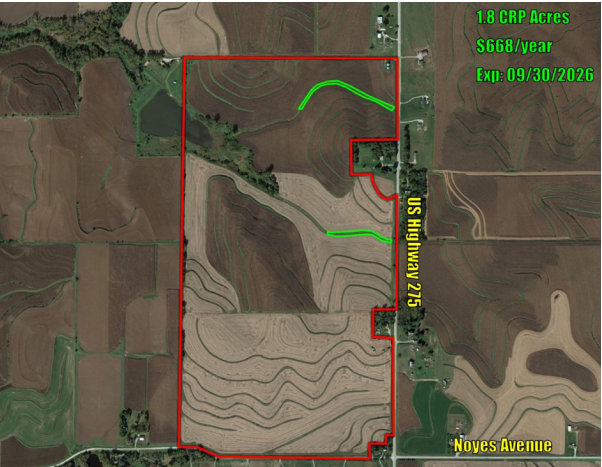
283.96

ACRES M/L

Peoples Company is pleased to offer an excellent Mills County farm for sale. The farm consists of 283.96 m/l gross acres with 264.11 FSA Cropland Acres with a CSR2 of 71.1. There are 1.8 acres of CRP with an annual payment of \$668 that expires on September 30, 2026. High-quality soil types including Napier silt loam, Marshall silty clay loam, and Monona silt loam. Active conservation practices are being applied with grass-waterways and well-maintained terraces in place. There is great access to the property with US Highway 275 bordering the east side of the farm. There are two Grain Bins located on the north end of the property. The farm is leased for the 2021 crop year and the lease is based on 250 tillable acres. Contact Agent for more details.

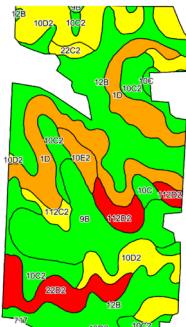
FOR MORE INFORMATION VISIT
PEOPLES COMPANY.COM | LISTING #15452

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TILLABLE SOILS

Code	Soil Description	Acres	Percent of Field	Legend	CSR2
12B	Napier silt loam	70.42	26.7%		93
1D	Ida silt loam	43.41	16.4%		41
10D2	Monona silt loam	41.48	15.7%		60
9B	Marshall silty clay loam	37.48	14.2%		95
10C2	Monona silt loam	30.19	11.4%		86
22D2	Dow silt loam	16.37	6.2%		33
112D2	Strahan silt loam	9.28	3.5%		33
10E2	Monona silt loam	5.24	2.0%		45
10C	Monona silt loam	3.95	1.5%		89
112C2	Strahan silt loam	3.65	1.4%		59
22C2	Dow silt loam	2.55	1.0%		59
Weighted Average					71.1



FARM DETAILS

FSA Cropland Acres: 264.11
Corn: 131.15 base acres with a PLC Yield of 162
Soybeans: 124.85 base acres with a PLC Yield of 46

School District: Fremont-Mills
Net Taxes: \$8,982

DIRECTIONS

US Highway 275 | Malvern, IA 51551
From Glenwood, travel east on Highway 34 for 4 miles and then right onto US Highway 275. Continue heading south on US Highway 275 for 3 miles. The property will be on the right (west) side of the road.

12119 Stratford Drive, Suite B
Clive, IA 50325

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