

282.53  
TOTAL ACRES ML

Nashua

Floyd County  
Chickasaw County  
Butler County

IA

LAND AVAILABLE

**CONTACT Chase Duesenberg**

641.529.0562 | CHASE@PEOPLES COMPANY.COM



282.53  
TOTAL ACRES M/L

# Farmland Available near Nashua!



Peoples Company is representing the sale of 282.53 total acres m/l as four separate tracts in Floyd, Chickasaw, and Butler Counties.

There are several competing grain marketing options located nearby and great access to the surrounding area with close proximity to US Highway 218. This land would be a great add-on to an existing farming operation or a smart investment for the Buyer looking to diversify their portfolio. Each of the farms are leased for the 2021 crop year, but farming rights will be open for the 2022 growing season.

Contact Chase Duesenberg for more details at [Chase@PeoplesCompany.com](mailto:Chase@PeoplesCompany.com) or 641.529.0562.

## **Tract 1:**

80 Acres M/L

Price: \$880,000

Price per Acre: \$11,000

## **Tract 2:**

40 Acres M/L

Price: \$480,000

Price per Acre: \$12,000

## **Tract 3:**

47.53 Acres M/L

Price: \$600,000

Price per Acre: \$12,623

## **Tract 4:**

115 Acres M/L

Price: \$950,000

Price per Acre: \$8,261

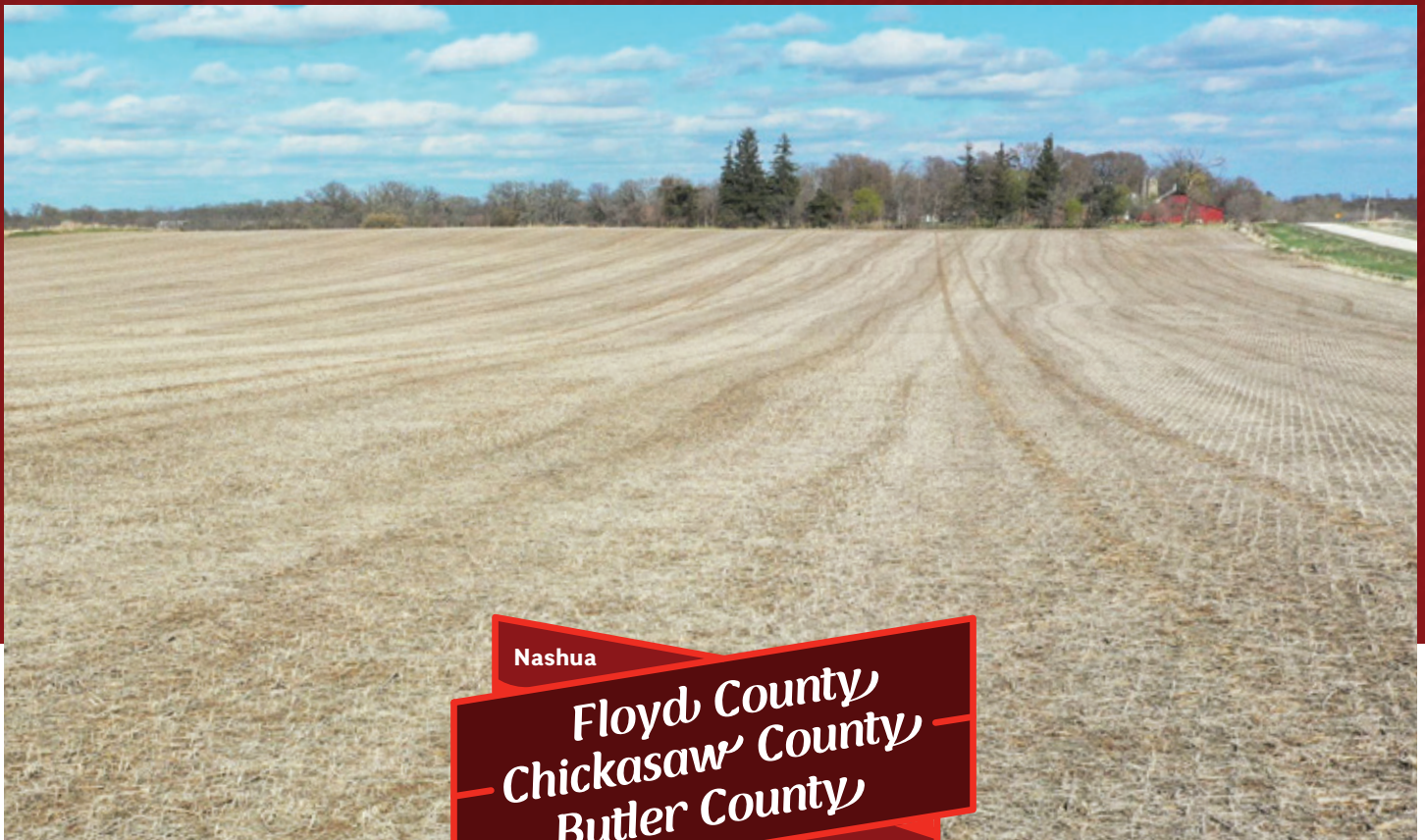


Nashua

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IA





Tract 1

**FLOYD COUNTY | 80 ACRES M/L**

Tract 1 consists of 75.8 NHEL FSA tillable acres carrying a CSR2 of 81.3. High-quality soil types include Ostrander and Floyd loam. Private tile has been installed on the farm — visit [PeoplesCompany.com](http://PeoplesCompany.com) (Listing #15484) to see the tile map. The property is located in Section 36 of Riverton Township.

***PeoplesCompany.com***  
***Listing #15484***



### ***Farm Details***

***FSA Cropland Acres:*** 75.8

***Corn:*** 38.3 base acres with a PLC Yield of 167

***Soybeans:*** 33 base acres with a PLC Yield of 49

***Net Taxes:*** \$2,076.00

***CSR2:*** 81.30

### ***Directions***

***From Nashua, Iowa:*** Travel west out of Nashua on Sample Street, merging onto US Highway 218 South for 1.8 miles until reaching 300th Street. Turn right (west) on 300th Street for a half mile until reaching Addison Avenue. Turn left (south) on Addison Avenue for a half mile and the property will be situated on the west side of Addison Avenue marked with a Peoples Company sign.

Tract 2 consists of 37.7 FSA tillable acres carrying a CSR2 of 88.5. High-quality soil types include Kenyon and Clyde-Floyd complex. Private tile has been installed on the farm — visit [PeoplesCompany.com](http://PeoplesCompany.com) (Listing #15485) to see the tile map. The property is located in Section 22 of Riverton Township.

[PeoplesCompany.com](http://PeoplesCompany.com)  
Listing #15485

### ***Farm Details***

**FSA Cropland Acres:** 37.7  
**Corn:** 37.7 base acres with a  
PLC Yield of 165  
**Net Taxes:** \$1,112.00  
**CSR2:** 88.50



### ***Directions***

**From Nashua, Iowa:** Travel west out of Nashua across US Highway 218 on County Highway B60/280th Street for three miles until reaching Victory Avenue. Turn left (south) on Victory Avenue and travel for one mile. The property will be situated on the east side of Victory Avenue marked with a Peoples Company sign.

## **CHICKASAW COUNTY | 47.53 ACRES M/L**

Tract 3 consists of 46.2 FSA tillable acres carrying a CSR2 of 86.7. High-quality soil types include Kenyon and Readlyn silt loam. The property is located in Section 30 of Bradford Township.



[PeoplesCompany.com](http://PeoplesCompany.com)  
Listing #15486

### ***Farm Details***

**FSA Cropland Acres:** 46.2  
**Corn:** 30.64 base acres with a  
PLC Yield of 150  
**Soybeans:** 15.56 base acres  
with a PLC Yield of 42  
**Net Taxes:** \$1,272.00  
**CSR2:** 86.70

### ***Directions***

**From Nashua, Iowa:** Travel west out of Nashua on Sample Street, merging onto US Highway 218 South for 1.8 miles until reaching 300th Street. Turn right (west) on 300th Street and travel for a quarter mile and the property will be situated on the north side of 300th Street marked with a Peoples Company sign.



## BUTLER COUNTY | 115 ACRES M/L

Tract 4

Tract 4 consists of 108.62 NHEL FSA tillable acres carrying a CSR2 of 62.9. The primary soil types include Saude and Waukee Loam. Private tile has been installed on the farm — visit [PeoplesCompany.com](https://www.PeoplesCompany.com) (Listing #15487) to see the tile map. The property is located in Section 4 of Fremont Township.

***PeoplesCompany.com***  
***Listing #15487***



### ***Farm Details***

***FSA Cropland Acres:*** 108.62

***Corn:*** 55.5 base acres with a PLC Yield of 165

***Soybeans:*** 52.8 base acres with a PLC Yield of 48

***Net Taxes:*** \$2,372.00

***CSR2:*** 62.90

### ***Directions***

***From Nashua, Iowa:*** Travel west out of Nashua on Sample Street, merging onto US Highway 218 South for five miles until reaching County Highway C13/110th Street. Turn right (west) on County Highway C13/110th Street and travel for 3.3 miles until reaching Vail Avenue. Turn right (north) on Vail Avenue and travel for a half mile and the property will be situated on the west side of Vail Avenue marked with a Peoples Company sign.



***CONTACT Chase Duesenberg***

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**PEOPLES COMPANY.com**

LISTINGS #15484, #15485,  
#15486, & #15487



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