



*Farmland Available*

**80 ACRES M/L**

CALHOUN COUNTY, IOWA



CHASE DUESENBERG | 641.529.0562  
Chase@PeoplesCompany.com

PEOPLES COMPANY.COM  
Listing #15571





# 80 ACRES M/L

# Farmland Available CALHOUN COUNTY, IOWA

Farmland available in northwest Calhoun County, Iowa! Peoples Company is representing the sale of 80 acres m/l located south of Fonda in Section 16 of Williams Township. The farmland consists of 74.41 FSA tillable acres carrying a CSR2 of 85.3. High-quality soil types include Canisteo Clay Loam, Nicollet Clay Loam, and Clarion Loam. Located in Calhoun County Drainage District No. 181., there is more than ample drainage including private tile that outlets into an open ditch running through the property (Tile maps are unavailable).

The farm is leased for the 2021 crop year, but farming rights will be open for the 2022 growing season (Contact Agent for details). This property would be a great add-on to an existing farming operation or a smart investment for the Buyer looking to diversify their portfolio. The field has great access off paved Dakota Avenue with a variety of ethanol plants and elevators competing for grain nearby.

Dakota Access has a pipeline easement located on the northeast corner of this tract (Contact agent for more information).



## TILLABLE SOILS

Code	Soil Description	Acres	Percent of Field	Legend	CSR2
507	Canisteo clay loam	24.55	33.0%	<div></div>	84
55	Nicollet clay loam	24.08	32.4%	<div></div>	89
138B	Clarion loam	13.86	18.6%	<div></div>	89
388	Kossuth silty clay loam	5.59	7.5%	<div></div>	86
107	Webster clay loam	2.34	3.1%	<div></div>	86
6	Okoboji silty clay loam	2.17	2.9%	<div></div>	59
108B	Wadena loam	1.67	2.2%	<div></div>	52
Weighted Average					85.3

## FARM DETAILS

FSA Cropland Acres: 74.41

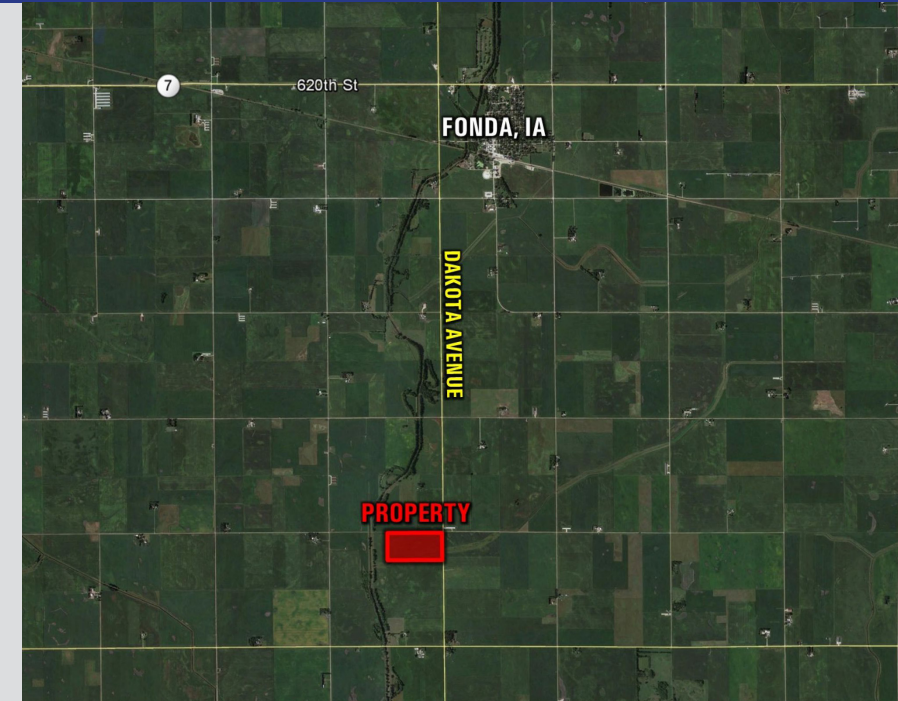
Corn: 54.6 Base Acres with a PLC Yield of 161

Soybeans: 18.2 Base Acres with a PLC Yield of 52

Farm is enrolled in ARC-CO.

## DIRECTIONS

From Fonda, Iowa: Travel south on Main Street out of Fonda until reaching 630th Street. Turn right (west) on 630th Street for a half-mile until reaching 130th Avenue. Turn left (south) on 130th Avenue for 1.6 miles, continuing on Dakota Avenue for approximately 1.4 miles and the property will be located on the right (west) side of Dakota Avenue marked with a Peoples Company sign.



LISTING PRICE | \$960,000 | PRICE PER ACRE | \$12,000

NET TAXES | \$2,117





12119 Stratford Dr.

Suite B

Clive, Iowa 50325



**SCAN ME**

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