

# BUCHANAN COUNTY

15.2

CSR2

68

ACRES MIL

PeoplesCompany.com  
**LISTING #15572**

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# BUCHANAN COUNTY



**Excellent opportunity to own quality Buchanan County farmland in a strong farming area!** This well-tiled farm consists of 68 acres m/l with just over 60 acres currently in row crop production carrying an average CSR2 of 75.2. Extensive cleanup work has been done over the past few years allowing for new tillable areas and the ability to add more farmable acreage is likely. Highly productive soil types include Oran, Clyde-Floyd, and Kenyon Loams. The excellent location between Fairbank and Hazleton in northwest Buchanan County is situated less than five miles from the Fairbank Flint Hills ethanol plant. Road frontage is along 110th Street, just off of Fairbank-Amish Boulevard, and the property sits entirely in Section 11 of Fairbank Township.

## DIRECTIONS

**From Fairbank:** Travel east on Highway 281 for three miles to Fairbank-Amish Boulevard. Head south on Fairbank-Amish Boulevard for three miles to 110th Street. Turn west onto 110th Street and after 1/4 mile, the farm will be on the south side of the road.

## FARM DETAILS

**Total Acres:** 68  
**CSR2:** 75.2

## PRICE

**Price:** \$629,000  
**Price per Acre:** \$9,250





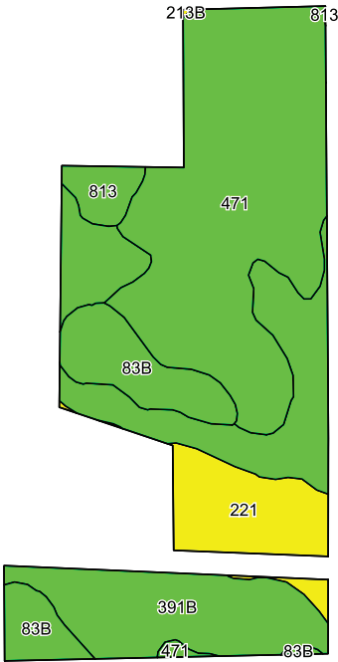


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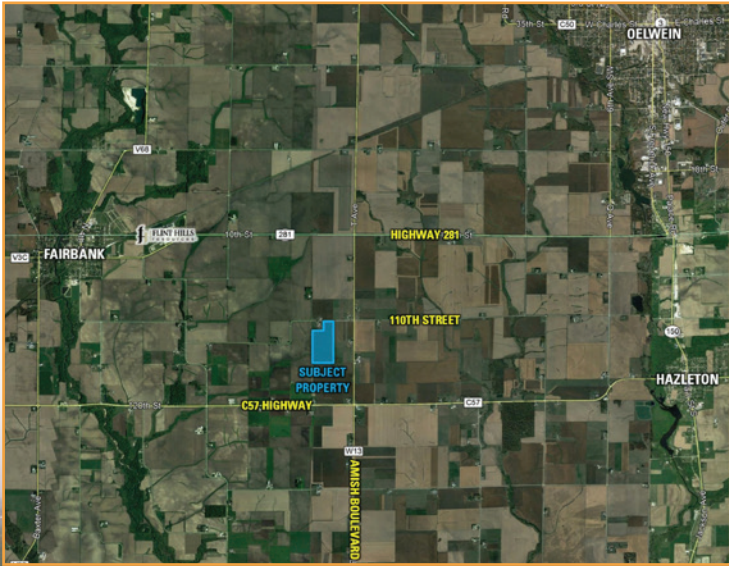
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**CURRENT TILLABLE SOILS**

Code	Soil Description	Acres	% of Field	Legend	CSR2
471	Oran loam, 1-3% slopes	22.21	37.0%		74
391B	Clyde-Floyd complex, 1-4% slopes	20.42	34.0%		87
221	Klossner muck, 1-4% slopes	10.53	17.5%		48
83B	Kenyon loam, 2-5% slopes	5.54	9.2%		90
813	Atkinson loam, till plain, 0-2% slopes	1.37	2.3%		66
Weighted Average					75.2



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