

80

ACRES M/L

Scott County

Listing #15599



Property

Offering 80 acres m/l of productive Scott County farmland! This farm is nearly 100% tillable with 78.79 FSA tillable acres carrying an average CSR2 of 59.1. Laying nearly flat with no waterways, this is an easy farm to add on to any operation and the size makes it perfect for a beginning farmer or investor. A location near the Clinton Archer Daniels Midland, offers a great opportunity to market and maximize income on the crop produced. The farm is farmed for the 2021 cropping year and will be open for the 2022 cropping year, contact agent for details. This land is located at the northside of 310th Street in Section 5 of Butler Township, Scott County, Iowa.



Directions

Go west out of McCausland in F33 (300th St.) for 2 miles, turn right on Utica Ridge Rd. Travel one mile, turn left on 310th St., after one mile the farm will be on the right hand side. Watch for signs.

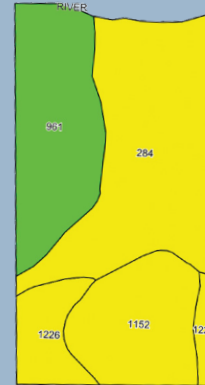


Farm Details

FSA Cropland Acres: 81.08
Total Cropland Acres: 78.79
Corn Base Acres: 64.8 with a PLC Yield of 130
Soybean Base Acres: 11.2 with a PLC Yield of 42

Tillable Soils Map

| Code | Soil Description | Acres | Percent | Legend | CSR2 |
|-------------------------|--------------------|-------|---------|--------|--------------|
| 284 | Flagler sandy loam | 33.40 | 42.4% | | 56 |
| 961 | Ambra clay loam | 21.38 | 27.1% | | 73 |
| 1152 | Marshan clay loam | 15.74 | 20.0% | | 54 |
| 1226 | Lawler loam | 8.27 | 10.5% | | 59 |
| Weighted Average | | | | | 111.7 |



Price

\$700,000

Price per Acre

\$1,846

Net Taxes

1846.00



CONTACT

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