

FARMLAND  
AVAILABLE

# SANDRIDGE

— FARMS COMPANY —

POLK COUNTY, IOWA

LISTING #15726

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**93.12**  
ACRES M/L

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## ABOUT THE PROPERTY

Peoples Company is pleased to be representing the sale of Polk County, Iowa farmland! This affordable tract, located on a paved road and right in the Des Moines Metro, consists of 93.12 acres m/l with 74.56 NHEL cropland acres with a CSR2 rating of 86.6 with the primary soil type of Dockery-Quiver silt loam. The farmland is located in a floodway, but it is levee protected.

There are multiple grain marketing options available, including Heartland Co-op in Avon, Iowa directly south of the farm. The farm is open for the 2022 cropping season. This land would be a great add-on to an existing farming operation or an investment opportunity for the Buyer looking to diversify their portfolio.

MidAmerican Energy has overhead electric transmission power lines located throughout the property and there is a Oneok North System petroleum pipeline located in the southwest corner of the property. The farm is located northeast of the intersection of SE 45th Street and E. Watrous Avenue, which is approximately 1.25 miles north of Avon, Iowa in Section 21 of Allen Township. \*The road beyond the entrance gates onto East Watrous Avenue is closed off to the public and only accessible by the landowners beyond them.\*

**PRICE**  
\$647,185

**FSA CROPLAND ACRES**  
74.56

## CONTACT:

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Code	Soil Description	Acres	Percent of field	CSR2
1820	Dockery-Quiver silt loam	72.71	97.5%	87 <span style="color: green;">■</span>
208	Klum fine sandy loam	1.85	2.5%	70 <span style="color: yellow;">■</span>
<b>Weighted Average</b>				<b>86.6</b>





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PeoplesCompany.com

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**93.12**  
ACRES M/L

**U.S. HIGHWAY 65**



On the left is a Quick Response (QR) Code. To access the code:  
1. Open up the camera on your smart phone.  
2. Hover over the image.  
3. Click on the link that appears at the top of your screen.  
You are now viewing the listing on the Peoples Company website.

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