



MARION COUNTY IOWA

DESCRIPTION

Peoples Company is pleased to market 56 acres m/l in Marion County, Iowa, on Highway 92! This property has a little bit for everyone, being a combination of highway building site acres, tillable acres, CRP income and recreational opportunities. Rural water and electric are known to be at the road and are serviceable to the property for those who are looking for a spot to build their dream home on pavement. The property is an excellent recreational tract as well for those wishing to hunt whitetail, turkey, pheasant, or ride ATV's. This land features an estimated 40.7 tillable acres carrying a CSR2 value of 45.8. Of the 40.7 tillable acres, 35.2 acres are currently enrolled in multiple Conservation Reserve Program contracts. 33.62 acres are enrolled in CP2, paying \$160.31/acre or \$5,390 annually through 2031. 1.58 acres are enrolled in CP1, paying \$217.40/acre or \$343.49 annually through 2033. Land in this area does not come up often - this one will not last long! Call the listing agent today for more information.

*Tax figures in the marketing material are estimated based off of the county records

**All utility information should be verified independently

Farm Details

33.62 acres are enrolled in CP2, paying \$160.31/acre or \$5,390 annually through 2031
1.58 acres are enrolled in CP1, paying \$217.40/acre or \$343.49 annually through 2033

Tillable Soils Map

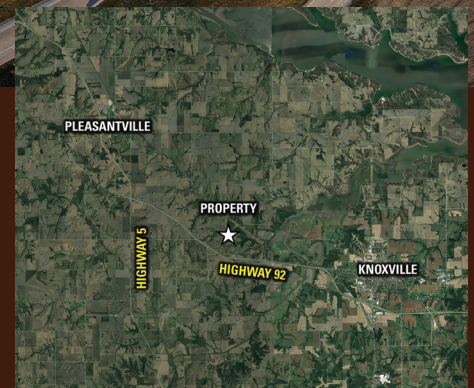
| Code | Soil Description | Acres | % of Field | Legend | CSR2 |
|--------|----------------------------|-------|------------|--------|------|
| 370C2 | Sharpsburg silty clay loam | 12.16 | 29.9% | ● | 80 |
| 1313E2 | Munterville silt loam | 9.69 | 23.8% | ● | 22 |
| 185D2 | Bauer silt loam | 8.82 | 21.7% | ● | 13 |
| 24E2 | Shelby loam | 4.85 | 11.9% | ● | 40 |
| 370B | Sharpsburg silty clay loam | 3.90 | 9.6% | ● | 91 |
| 822D2 | Lamoni silty clay loam | 1.28 | 3.1% | ● | 10 |

Weighted Average 38.9



Price:
\$399,000

Net Taxes:
\$1,146.00



PEOPLES COMPANY
113 W Salem Ave
Indianola, IA 50125

DIRECTIONS

From Pleasantville, Iowa, head south on Highway 5 for 2.4 miles. Turn left and head east on Highway 92 for 3 miles. Cross the median at Lisbon Street and pull into the grain bin site off of Highway 92. The property will be on the north side of Highway 92, east of the grain bins.

From Knoxville, Iowa, merge onto Highway 92 and head west for 6.5 miles. After 6.5 miles, pull into the grain bin site off of Highway 92. The property will be on the north side of Highway 92, East of the grain bins.

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