

MARION COUNTY, IOWA

430 ACRES M/L



LISTING #15928

Land For Sale

MATT ADAMS | 515.423.9235
MATT@PEOPLES COMPANY.COM

 **PEOPLES**[™]
COMPANY
INNOVATIVE. REAL ESTATE. SOLUTIONS.

ANDREW ZELLMER | 712.898.5913
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430
Acres M/L

259.13
Tillable Acres

Price
\$2,322,000

Peoples Company is pleased to represent the Carruthers family in the sale of their 430 acres m/l of diverse southern Marion County, Iowa land. Located five miles directly east of Columbia, Iowa and just one-half mile north of the Marion/Monroe County line, this combination property offers abundant recreational opportunities combined with a strong ROI through the Conservation Reserve Program (CRP).

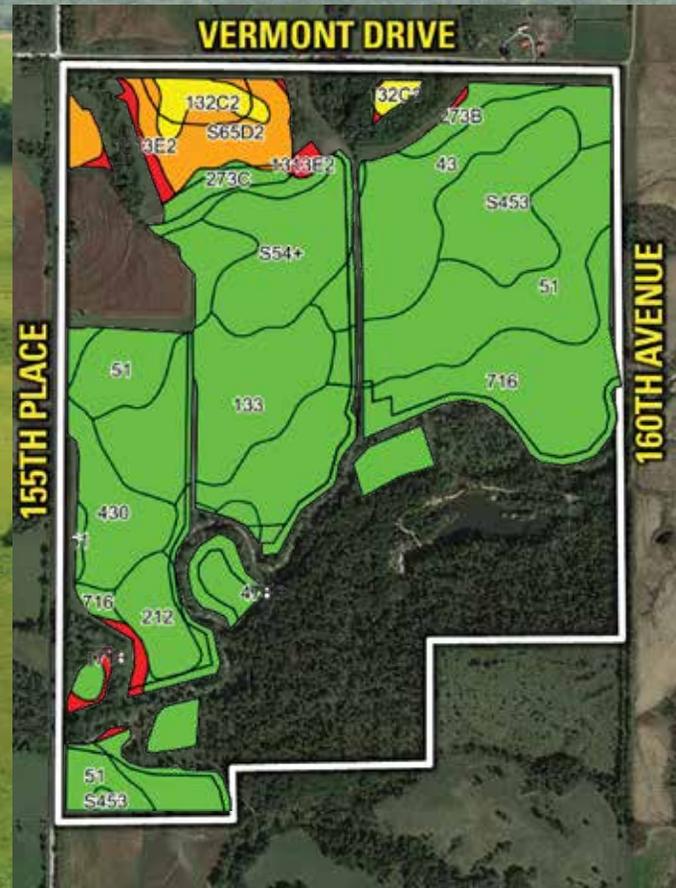
This recreational tract contains ample food sources, mature blocks of hardwoods, and plentiful water sources to support a strong population of southern Iowa deer, turkey, and pheasants. With the heavily timbered draws combined with the North Cedar Creek and Hickory Creek located in the southern portion of the property, there are a number of pinch points to hang tree stands throughout the property. This tract presents exceptional hunting opportunities for the avid outdoorsman and whitetail hunter, as this area of the state is known for producing record Boone and Crockett whitetails, including the "Iowa's Walking World Record."

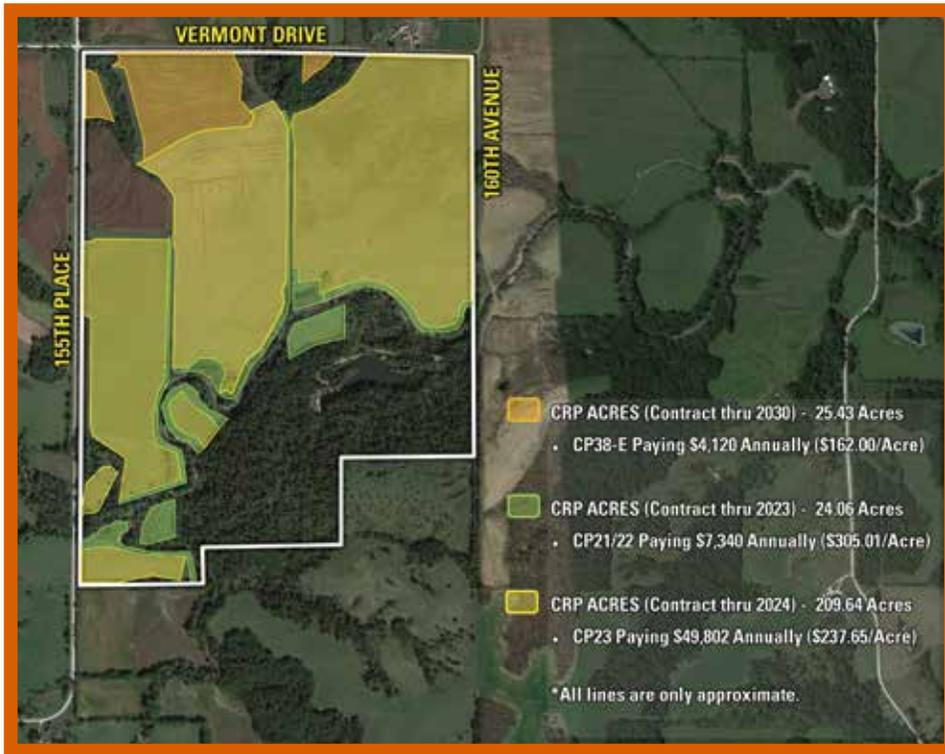
Trail cameras have been installed on the farm. Please check with Agents for updated photos.

Currently, the property has 259.13 acres enrolled in the Conservation Reserve Program (CRP). The program is enrolled into three practices which include 25.43 acres of CP38E-25 (Rare and Declining Habitat) expiring in 2030 with an annual payment of \$4,120 (\$162 Per Acre), 24.06 acres of CP21/22 (Filter Strips/Riparian Forest Buffer) expiring in 2023 with an annual payment of \$7,340 (\$305.01 Per Acre), and 209.64 acres of CP23 (Wetland Restoration on Floodplains) expiring in 2024 with an annual payment of \$49,803 (\$237.56 Per Acre). There are a total of 259.13 CRP acres with an annual payment of \$61,263. The primary soil types are Lawson-Quiver-Nodaway complex and Vesser silt loam.

This farm is located south of Knoxville between State Highways 14 & 5 in Sections 28 & 33 of Indiana Township in Marion County, Iowa.

Code	Soil Description	Acres	Percent of Field	CSR2	
716	LawsonQuiverNodaway complex	64.24	24.8%	78	
51	Vesser silt loam	47.33	18.3%	75	
133	Colo silty clay loam	30.12	11.6%	78	
43	Bremer silty clay loam	24.74	9.5%	79	
S54+	Zook silt loam	19.32	7.5%	68	
S453	Tuskeego silt loam	17.94	6.9%	81	
S65D2	Lindley loam	13.79	5.3%	37	
430	Ackmore silt loam	11.57	4.5%	77	
212	Kennebec silt loam	7.69	3.0%	92	
273C	Olmitz loam	7.13	2.8%	77	
132C2	Weller silt loam	5.82	2.2%	59	
1313E2	Munterville silt loam	3.49	1.3%	22	
273B	Olmitz loam	3.44	1.3%	89	
1716	LawsonQuiverNodaway complex	2.51	1.0%	11	
Weighted Average				73.5	





CRP Details

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Use your smart phone to scan the QR Code and view Listing #15928 on PeoplesCompany.com

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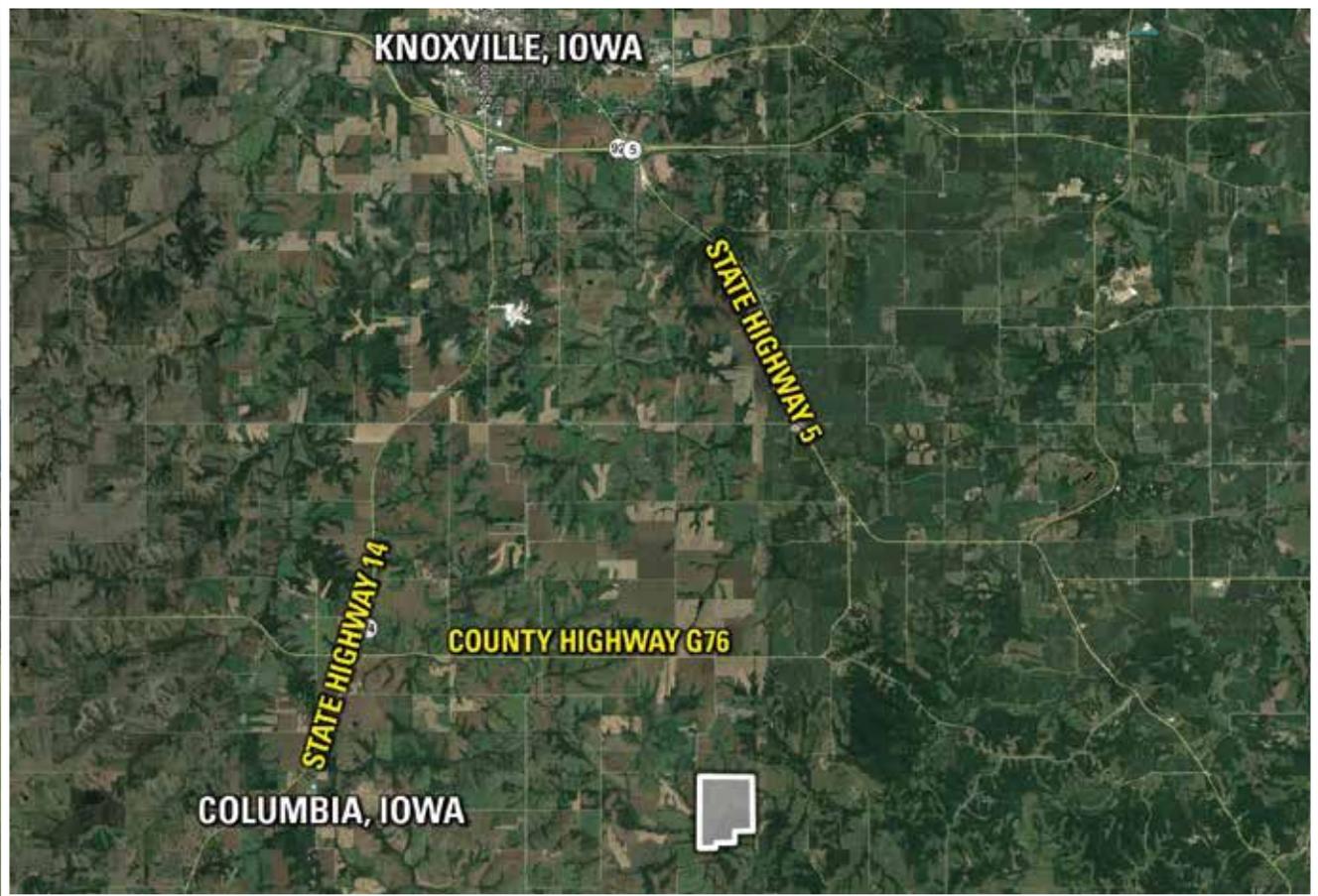


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12119 Stratford Drive
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Located approximately eight miles south of Knoxville, Iowa and can be accessed from County Highway G76 to the south. Look for the Peoples Company sign.

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