

Pothast Estate



120 TOTAL ACRES M/L

WEST TRACT
LISTING #15940



MARSHALL COUNTY, IA



EAST TRACT
LISTING #15941

75.49 TOTAL ACRES M/L



ANDREW ZELLMER

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120 ACRES M/L | LISTING #15940



West Tract - Peoples Company is pleased to be representing the Estate of Doris Pothast in the sale of high-quality Marshall County, Iowa farmland. This highly tillable tract consists of 116.72 FSA Tillable Acres carrying a CSR2 rating of 60.5. The primary soil types on this farm are Kilduff silty clay loam and Shelby loam. There are 12.72 Acres on the east side of the creek that has been in hay for the last couple of years, but is suitable for row cropping. The farm lease is open for the 2022 cropping season, so don't miss out on this opportunity to add this highly tillable farm to your portfolio.



TILLABLE SOILS MAP

Code	Soil Description	Acres	% of Field	CSR2	Legend
20D2	Killduff silty clay loam	33.11	28.4%	55	
24D2	Shelby loam	27.87	23.9%	48	
5B	Ackmore-Colo complex	17.45	15.0%	77	
120C2	Tama silty clay loam	13.29	11.4%	87	
24E2	Shelby loam	8.52	7.3%	37	
20C2	Killduff silty clay loam	6.78	5.8%	81	
120D2	Tama silty clay loam	4.96	4.2%	62	
24E3	Shelby clay loam	3.15	2.7%	30	
120B	Tama silty clay loam	0.88	0.8%	95	
430	Ackmore silt loam	0.38	0.3%	70	
120C	Tama silty clay loam	0.33	0.3%	90	
Weighted Average				60.5	



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For more information visit PeoplesCompany.com



75.49 ACRES M/L | LISTING #15941



East Tract - Peoples Company is pleased to be representing the Estate of Doris Pothast in the sale of high-quality Marshall County, Iowa farmland. This highly tillable tract consists of 75.05 FSA Tillable Acres with a CSR2 of 71.5. The primary soil types on this farm are Killduff silty clay loam and Tama silty clay loam. There are 24.88 Acres on the west side of the farm that are no longer in CRP and would be suitable for row cropping. The acreage has been surveyed off and a copy can be provided per request. With strong PLC yields and an open crop lease for the 2022 cropping season, you won't want to miss this opportunity to add this farm to your portfolio.



TILLABLE SOILS MAP

Code	Soil Description	Acres	% of Field	CSR2	Legend
20D2	Killduff silty clay loam	23.80	31.7%	55	
120B	Tama silty clay loam	17.84	23.8%	95	
120C2	Tama silty clay loam	10.75	14.3%	87	
120C	Tama silty clay loam	7.56	10.1%	90	
24E3	Shelby clay loam	4.79	6.4%	30	
24D2	Shelby loam	4.31	5.7%	48	
20C2	Killduff silty clay loam	3.53	4.7%	81	
24E2	Shelby loam	2.00	2.7%	37	
5B	Ackmore-Colo complex	0.47	0.6%	77	
Weighted Average				71.5	



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*Pothast
Estate*

DIRECTIONS

Located along both sides of Knapp Avenue and approximately three and one-half miles southeast of Melbourne, Iowa, the farms are located in Sections 10 and 11 in Logan Township of Marshall County, Iowa. The Estate of Doris Pothast is being offered as two individual tracts (West Tract - Listing #15940 and East Tract - Listing #15941).

