

Madison County

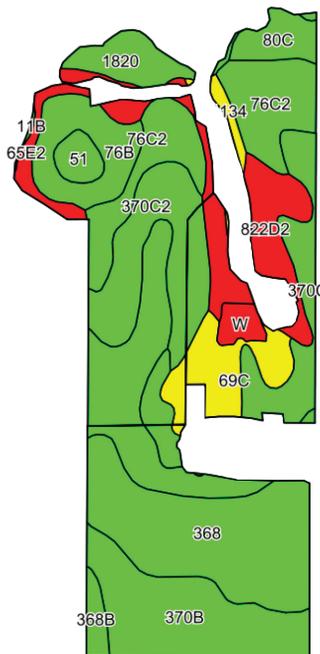
119.36 ACRES M/L

FARMLAND AVAILABLE

Offering 119.36 acres m/l of high quality Madison County farmland with a building site just a 1/2 mile off of Earlham Road. The property consists of 99.09 FSA tillable acres with a corn sustainability rating (CSR2) of 75.6. There is estimated to be 82 acres currently in row crop production with an average CSR2 rating of 79.8. The farm has a long private lane leading back to the building site with excellent views of the Madison County landscape and has been approved for an airstrip if you are an aviation enthusiast. This property would be an ideal spot to build your dream home and have plenty of room for show cattle, horses, or other livestock. The building site includes three 45ft x 160ft hoop buildings, a 36ft x 56ft metal pole building, (3) 42ft x 25ft grain bins and a 36ft x 21 dryer bin (Needs concrete work), the grain leg includes an enclosed, drive through 1,000 bushel grain dump. The building site also includes an 896 SF, 1 bedroom, 1 bath mobile home. The property has well water and electric on site with rural water running along 210th Street.

Code	Soil Description	Acres	% Of Field	CSR2
370B	Sharpsburg silty clay loam	22.01	22.2%	91 ●
368	Macksburg silty clay loam	16.65	16.8%	93 ●
76C2	Ladoga silt loam	10.93	11.0%	75 ●
370C2	Sharpsburg silty clay loam	9.87	10.0%	80 ●
370C	Sharpsburg silty clay loam	8.05	8.1%	81 ●
822D2	Lamoni clay loam	6.99	7.1%	7 ●
76B	Ladoga silt loam	5.69	5.7%	86 ●
69C	Clearfield silty clay loam	5.33	5.4%	59 ●
1820	Docker-Quiver silt loam	3.41	3.4%	87 ●
65E2	Lindley loam	2.97	3.0%	29 ●
80C	Clinton silt loam	2.49	2.5%	72 ●
51	Vesser silt loam	1.47	1.5%	74 ●
W	Water	1.22	1.2%	0 ●
368B	Macksburg silty clay loam	1.16	1.2%	89 ●
1134	Colo-Ely silty clay loam	0.76	0.8%	59 ●
11B	Colo-Ely silty clay loam	0.09	0.1%	80 ●

Weighted Average 75.6



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PRICE

\$1,600,000

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