



CHASE DUESENBERG | 641.529.0562
Chase@PeoplesCompany.com

JAKE SICKELS | 515.681.2103
Jake@PeoplesCompany.com



PAGE COUNTY, IOWA

LISTING #16013

Farmland available in southeast Page County, Iowa! The property consists of 94.74 FSA tillable acres carrying a CSR2 of 53. Primary soil types include Gara and Colo-Judson silty clay loams. The current owner has enrolled 3.27 acres into the Conservation Reserve Program (CRP) this year. The contract includes CRP practice CP2 with an annual payment of \$621 or \$190 per acre (See attached CRP Map). Conservation practices have been actively applied with tile, terracing, and maintained waterways. The farm is leased for the 2022 crop season (Contact agent for details on the current farm lease).

The balance of the property includes timber draws, creating exceptional hunting opportunities for avid outdoorsmen. The ample food sources, diverse cover, and plentiful water sources provide a sanctuary supporting a strong population of deer. Currently, there is a hunting lease on the property through 2023. The landowner has the option to terminate the hunting lease at the buyer's request. Please contact the Listing Agent for additional details regarding the current hunting lease.

Invenergy has a developmental wind lease on the property, paying \$888 in 2022 with the potential for much higher payments if selected for wind turbines (Contact agent for details). This land would be a great add-on to an existing farming operation or a smart investment for the Buyer looking to diversify their portfolio. The property is located in Section 13 of Buchanan Township.

112
ACRES M/L



CHASE DUESENBERG | 641.529.0562
Chase@PeoplesCompany.com

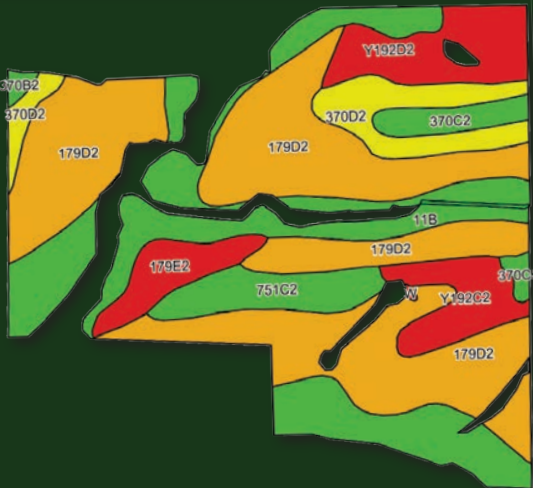
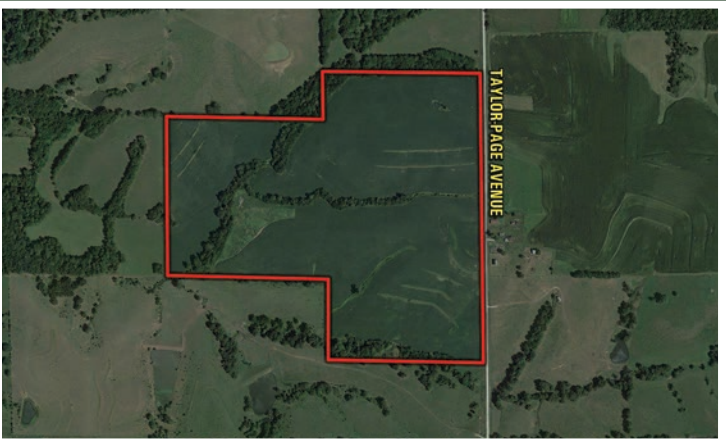
JAKE SICKELS | 515.681.2103
Jake@PeoplesCompany.com

PRICE: \$728,000
PRICE PER ACRE: \$6,500
NET TAXES: \$2,074.00

DIRECTIONS

TAYLOR-PAGE AVENUE BRADDYVILLE, IA 51631

From Braddyville, Iowa: Travel east out of town on 320th Street for one mile. Turn left (north) onto Tweak Avenue for one-half mile and turn right (east) onto 314th Street for approximately 3.6 miles until reaching X Avenue. Turn left (north) on X Avenue for one mile until reaching 305th Street. Turn right (east) on 305th Street for one mile until reaching Taylor-Page Avenue. Turn Left (north) on Taylor-Page Avenue for one mile and the property is located on the west side of the road.



FSA TILLABLE SOILS MAP

Code	Soil Description	Acres	% of Field	Legend	CSR2
179D2	Gara loam	41.94	44.3%	●	43
11B	Colo-Judson silty clay loams	23.80	25.1%	●	80
370D2	Sharpsburg silty clay loam	6.57	6.9%	●	54
Y192D2	Adair clay loam	6.44	6.8%	●	16
751C2	Northboro silt loam	4.66	4.9%	●	73
Y192C2	Adair clay loam	4.50	4.7%	●	33
179E2	Gara loam	3.60	3.8%	●	32
370C2	Sharpsburg silty clay loam	2.77	2.9%	●	80
370B2	Sharpsburg silty clay loam	0.39	0.4%	●	88
W	Water	0.07	0.1%	●	0

Weighted Average 53

FOR MORE INFORMATION VISIT [PEOPLESCOMPANY.COM](https://www.peoplescompany.com) | LISTING #16013



12119 STRATFORD DR. SUITE B
Clive, IA 50325
PEOPLES COMPANY.COM



To access the code:

1. Open up the camera on your smart phone
2. Hover over the image
3. Click on the link at the top of your screen

CONTACT

CHASE DUESENBERG
641.529.0562
Chase@PeoplesCompany.com

JAKE SICKELS
515.681.2103
Jake@PeoplesCompany.com



FOLLOW US ON SOCIAL MEDIA



All information, regardless of source, is deemed reliable but not guaranteed and should be independently verified. The information may not be used for any purpose other than to identify and analyze properties and services. The data contained herein is copyrighted by Peoples Company and is protected by all applicable copyright laws. Any dissemination of this information is in violation of copyright laws and is strictly prohibited.