

FARMLAND AVAILABLE

— *Chickasaw County, Iowa* —

233.53
ACRES M/L

STEVE BRUERE

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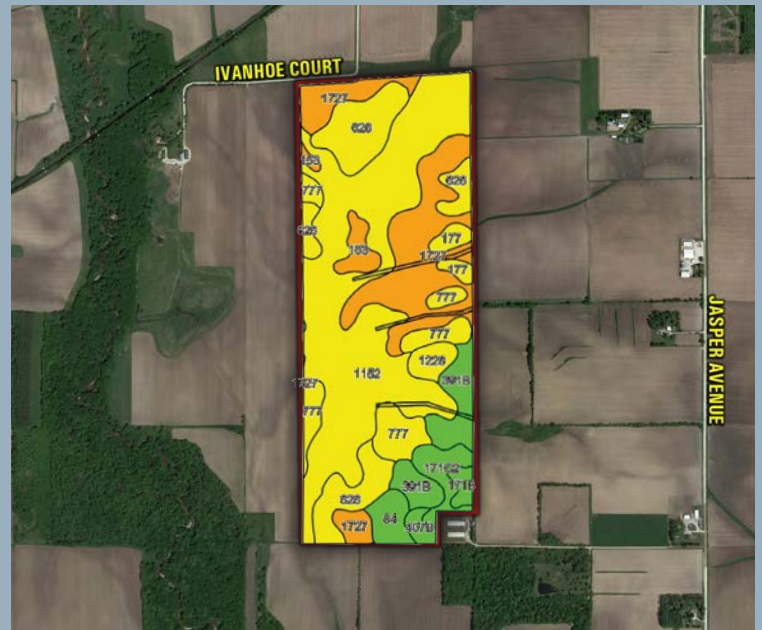
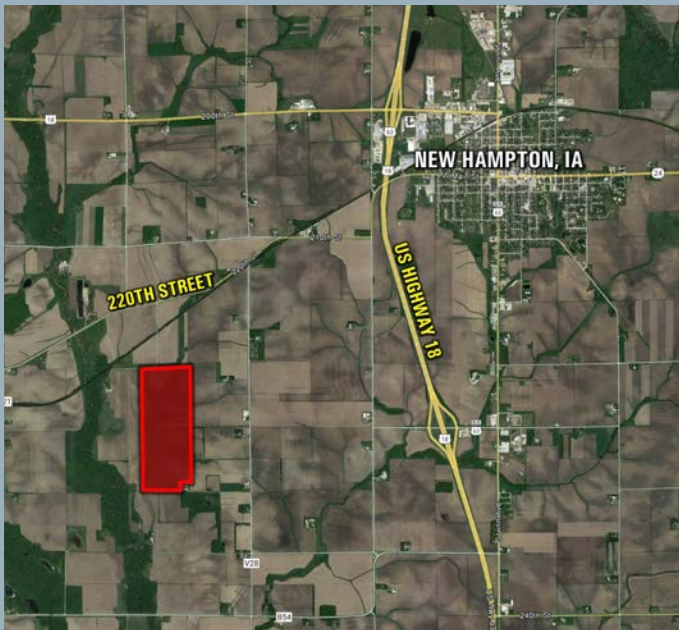
CHICKASAW COUNTY, IOWA

233.53 Acres M/L Available

Farmland has a notable characteristic of being a tightly held asset and very rarely does a tract of this size, quality, and location come up for sale. The farm consists of 232.35 FSA cropland acres, which includes 229.45 acres of row crop carrying a CSR2 value of 57. The balance of the FSA cropland acres includes 2.90 acres enrolled in CRP (Conservation Reserve Program). The CRP practice is CP8A (Grassed Waterway) expiring in 2029 with an annual payment of \$600 (\$207 Per Acre). The primary soil types include Marshan clay loam, Udolpho loam, and Hayfield loam. Private drainage tile has been installed on the farm.

This farm features a flat topography with a high percentage of tillable land and a manure easement allowing for strong yields and great returns. Other highlights include efficient farmability with mile long rows and great access to several competing grain marketing options located nearby. The property is located southwest of New Hampton in Section 22 of Dayton Township in Chickasaw County, Iowa.





DIRECTIONS

From New Hampton, Iowa: Travel west out of town on W. Main Street continuing onto Kenwood Avenue until reaching 210th Street. Turn right (west) on 210th Street for 3/4 of a mile continuing onto 220th Street for 1 mile until reaching Ivanhoe Court. Turn left (south) on Ivanhoe Court for 1/2 mile and the property will be on the south side of Ivanhoe Court.

FARM DETAILS

FSA Cropland Acres: 232.35

Corn: 217.82 base acres with a PLC Yield of 147

Soybeans: 1 base acre with a PLC Yield of 50

**Farm is enrolled in ARC-CO*

Taxes: \$4,436

TILLABLE SOILS MAP

Code	Soil Description	Acres	% of Field	CSR2
1152	Marshan clay loam	93.77	40.4%	54 ●
1727	Udolpho loam	44.31	19.1%	48 ●
626	Hayfield loam	31.06	13.4%	53 ●
777	Wapsie loam	18.25	7.9%	55 ●
391B	Clyde-Floyd complex	14.15	6.1%	87 ●
171C2	Bassett loam	6.77	2.9%	77 ●
84	Clyde clay loam	5.62	2.4%	88 ●
153	Shandep clay loam	5.28	2.3%	50 ●
177	Saude loam	4.22	1.8%	60 ●
1226	Lawler loam	4.20	1.8%	59 ●
171B	Bassett loam	2.43	1.0%	85 ●
407B	Schley loam	2.29	1.0%	81 ●

Weighted Average 57

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