

FARMLAND AVAILABLE

Marion County



137.33 Acres M/L
Listing #16148
\$755,315



227.55 Acres M/L
Listing #16149
\$1,195,000



Listing #16148



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137.33 Acres M/L
\$755,315



227.55 Acres M/L
\$1,195,000

Listing #16148



Peoples Company is pleased to represent the Keith Stull Trust in selling 137.33 acres m/l of both prime farmland and thick timber, located just southeast of Melcher-Dallas in Marion County, Iowa. There are 89.77 acres considered FSA Tillable with just over 78 acres currently being farmed. The farmed acres carry a CSR2 of 48.5 and are over 66% Pershing soils. This farm has tile and terracing in place. This Marion County property has multiple building site locations with 2 ponds located on the farm. Rural water/electricity is located on both 80th Ave and Upton Street, see map for more details. The tillable land that is not being farmed would make ideal food plot locations and are natural staging areas surrounded by heavy timber on one side, row crop fields on the other. The crop ground will be in soybeans this year and the buyer will receive 1/3 of the crop in the fall.



TILLABLE SOILS MAP					
Code	Soil Description	Acres	% of Field	Legend	CSR2
131C2	Pershing silt loam	53.68	59.8%		62
822D2	Lamoni silty clay loam	10.57	11.8%		10
1313E2	Munterville silt loam	10.48	11.7%		22
179D2	Gara loam	8.23	9.2%		38
222C2	Clarinda silty clay loam	2.91	3.2%		28
24D2	Shelby loam	2.38	2.7%		45
133	Colo silty clay loam	1.22	1.4%		78
716	Lawson-Quiver-Nodaway complex	0.30	0.3%		78
Weighted Average:					47.7

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Peoples Company is pleased to represent the Keith Stull Trust in presenting 227.55 acres m/l, subject to survey. Located just off Highway G76, 2.5 miles east of Melcher-Dallas, Iowa in Marion County. This farm has a little something for everyone with high-quality tillable farmland, beautiful pasture, and loads of recreational potential. This Marion County Farm offers nearly a mile of seclusion with the dirt road as the south border. The buyer will also have the luxury of owning access off of 80th Ave to access the farm from the west. This will allow for multiple entry/exit points for all of your recreation and hunting desires. The owner to the north will have an ingress/egress easement through this access off 80th Ave for farming purposes. This combination farm has everything you want for a high end recreational retreat with high-quality tillable, CRP income, timber, 2 ponds, and a river running along the east side.

TILLABLE SOILS MAP					
Code	Soil Description	Acres	% of Field	Legend	CSR2
131C2	Pershing silt loam	44.90	38.2%		62
S54	Zook silty clay loam	26.59	22.6%		68
179D2	Gara loam	12.30	10.5%		38
133	Colo silty clay loam	11.97	10.2%		78
1313D2	Munterville silt loam	11.52	9.8%		34
11B	Colo-Ely silty clay loams	3.83	3.3%		78
1313E2	Munterville silt loam	3.38	2.9%		22
131B	Pershing silt loam	2.30	2.0%		70
133+	Colo silt loam	0.72	0.6%		78
Weighted Average:					59.4

The farm includes 117.51 acres that are considered tillable by the Marion County FSA office and have a CSR2 value of 59.4. There are currently 65.24 acres with an average CSR2 of 52.4 in row crop production and 43.84 acres in CRP (CP23), paying \$176 per acre or \$7,716 annually till 2029. There are 8.43 acres considered tillable included in the 100 M/L acres of timber/pasture that could be brought back into production or benefit your deer/turkeys population by being used for food plots. This farm is loaded with deer and turkey as you'll see the 3 bucks in the pictures. Buyer to receive 1/3 of the crop this fall with proration of CRP and pasture lease. To see the full beauty of this farm please reach out for a showing!



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