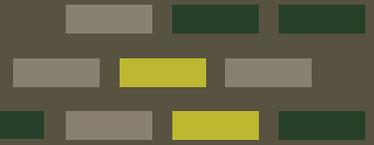


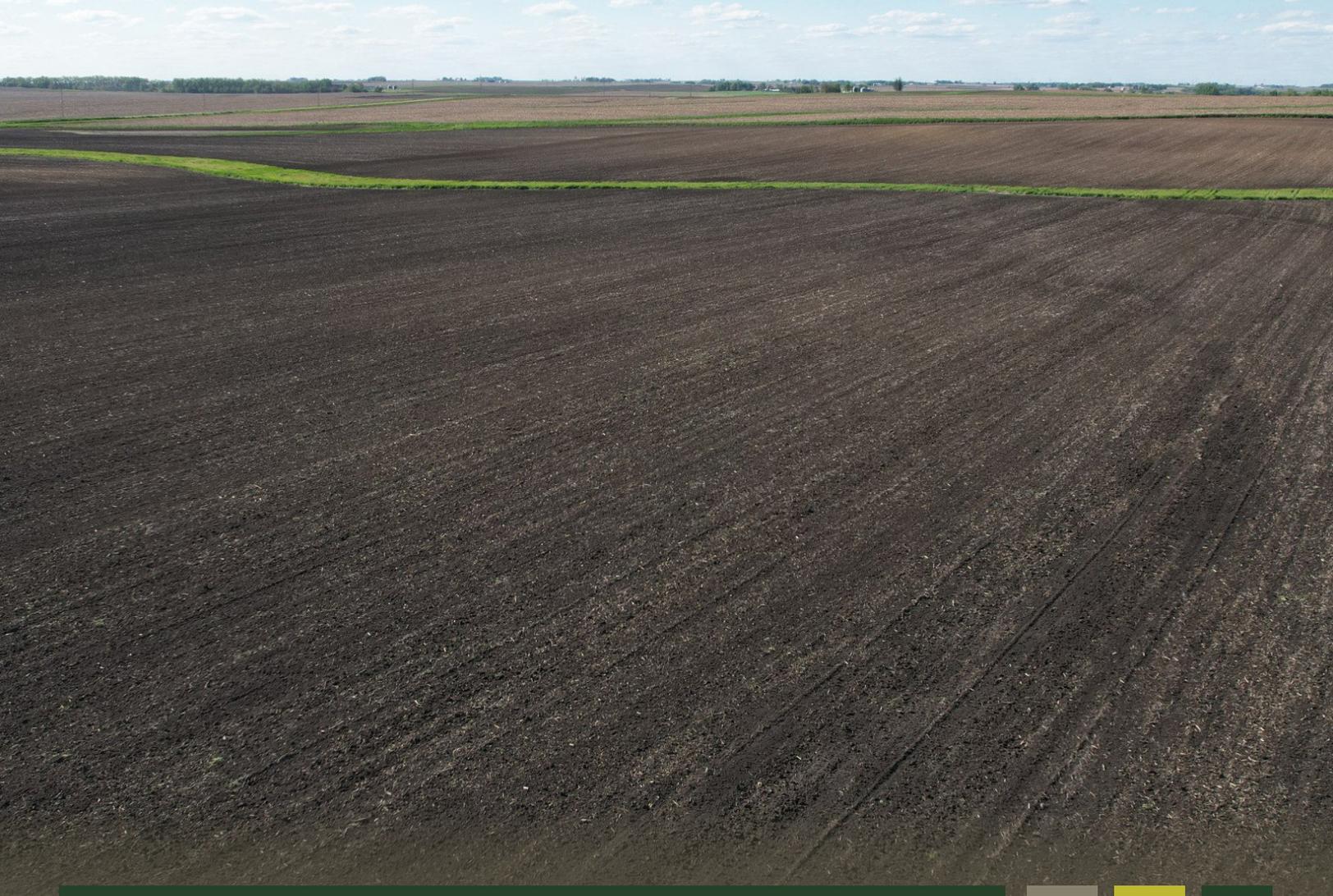
Listing #16237



LAND AVAILABLE

# STORY COUNTY

74 ACRES M/L IOWA



**ANDREW ZELLMER** 712.898.5913  
AndrewZ@PeoplesCompany.com

**MATT ADAMS** 515.423.9235  
Matt@PeoplesCompany.com



# LAND AVAILABLE STORY COUNTY, IOWA

## PROPERTY

Peoples Company is pleased to be representing the sale of Story County, Iowa farmland! This highly-tillable tract consists of 74 gross acres m/l with 70.61 FSA tillable acres with a CSR2 rating of 87.7. Of the 70.61 FSA tillable acres, approximately 66 acres are currently being farmed with the balance in well-manicured waterways. The farm contains some of the best soils in Iowa including Webster Clay Loam, Clarion Loam, and Nicollet Loam.

There are several competing grain marketing options available with a variety of grain elevators in Collins, Maxwell, and Melbourne, Iowa. This land would be a great add-on to an existing farming operation or a smart investment for the Buyer looking for an inflation hedge. The farm is currently leased for the 2022 crop year. The property is located northeast of the intersection of 730th Avenue and 322nd Street in Section 25 of Collins Township, just southeast of Collins, Iowa.

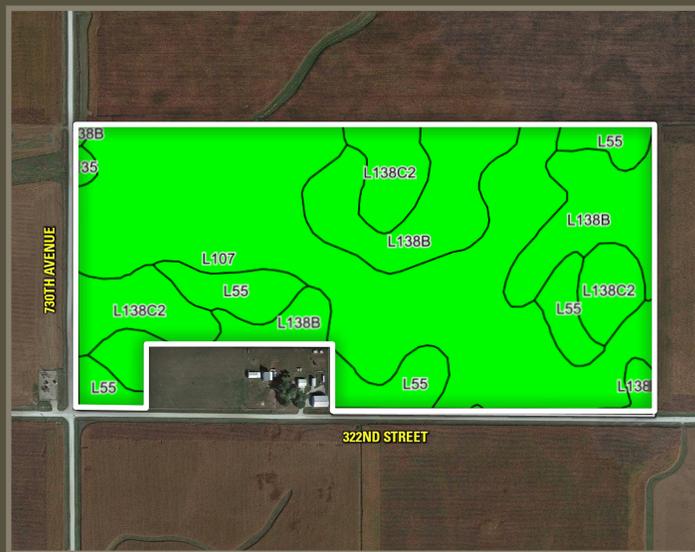


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## TILLABLE SOILS MAP

Code	Soil Description	Acres	% of field	Legend	CSR2
L107	Webster clay loam	35.14	49.8%		88
L138B	Clarion loam	17.09	24.2%		88
L55	Nicollet loam	9.04	12.8%		91
L138C2	Clarion loam	9.04	12.8%		83
135	Coland clay loam	0.30	0.4%		76
<b>Weighted Average</b>					<b>87.7</b>



## DIRECTIONS

From Collins, Iowa: Travel east out of Collins on 310th Street for 2.75 miles until reaching 730th Avenue. Turn right (south) on 730th Avenue for 1.25 miles until reaching 322nd Street. The farm is located on the northeast corner of 730th Avenue and 322nd Street. Look for Peoples Company sign.



**PRICE \$1,200,000 | TAXES \$2,450**



Scan the QR code with your phone camera to view this listing online or visit [PeoplesCompany.com](http://PeoplesCompany.com) | Listing #16237



12119 Stratford Drive, Suite B  
Clive, IA 50325



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