

155.45 ACRES

M/L

Marion County

HIGHWAY 14



KNOXVILLE

Iowa

Directions

From Knoxville, IA head south of Highway 14. After 8.75 miles the access to the farm will be on the left-hand side, directly across from Utah St. There is a 30ft wide easement that goes to the farm past the acreage.

Peoples Company is pleased to present a 155.45-acre combination farm located south of Knoxville, Iowa, in Marion County. This farm is set up to grow and hold whitetail deer with the perfect mix of tillable, CRP, and mature timber. If you don't believe the pictures or the video, just drive down and take a look for yourself. There are 50 acres of cropland with 55.1 CSR2 that are currently being cash rented and an additional 45.98 acres that are in CRP until 2030. The tall grass CRP lies on the south-facing slopes of this farm, creating an ideal bedding area, and as a bonus, it is loaded with pheasants. The remaining 13+ tillable acres form a boundary next to the timber and are planted into a transition food source area between the CRP and timber. The CRP pays \$153.15 per acre for a total payment of \$7,042 per year. The cropland is rented for the 2023 cropping season, with details provided upon request.

TILLABLE SOILS

Code	Description	Acres	% of	
			Field	CSR2
131C2	Pershing silt loam	28.47	26.2%	62
179D2	Gara loam	20.79	19.1%	38
230C2	Clearfield-Arispe silty clay loams	19.98	18.4%	58
822D2	Lamoni silty clay loam	15.47	14.2%	10
364B	Grundy silty clay loam	9.87	9.1%	72
1313E2	Munterville silt loam	8.91	8.2%	22
179E2	Gara loam	2.09	1.9%	24
11B	Colo-Ely silty clay loams	1.80	1.7%	81
222C2	Clarinda silty clay loam	1.49	1.4%	28

Weighted Average 46

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*Listing
#16634*

Daran Becker | 515.979.3498
Daran@PeoplesCompany.com

PEOPLESCOMPANY.COM