

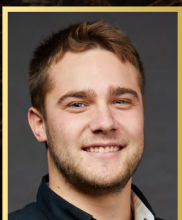
Land for Sale

LOUISA COUNTY

Listing #16878 | S Avenue, Columbus Junction, Iowa 52738

81 CSR2

81
Acres M/L



RILEY SIEREN
319.591.0111
Riley@PeoplesCompany.com

PC PEOPLES
COMPANY
INTEGRATED LAND SOLUTIONS

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Peoples Company is pleased to offer 81 acres m/l of farmland situated in Louisa County, Iowa just South of Columbus Junction, IA. The farm consists of 77.88 FSA cropland acres carrying a CSR2 rating of 81 compared to the average Louisa County CSR2 rating of 63.7 this farm is in the top echelon of Louisa County. The farm is equipped with terrace and tile allowing for long rows and smooth farmability. This farmland is leased for the 2023 crop season at an attractive rate. If you are an investor or local farmer, this one is here to work for you. The property is located in Section 8 of Columbus City Township Louisa County, Iowa.

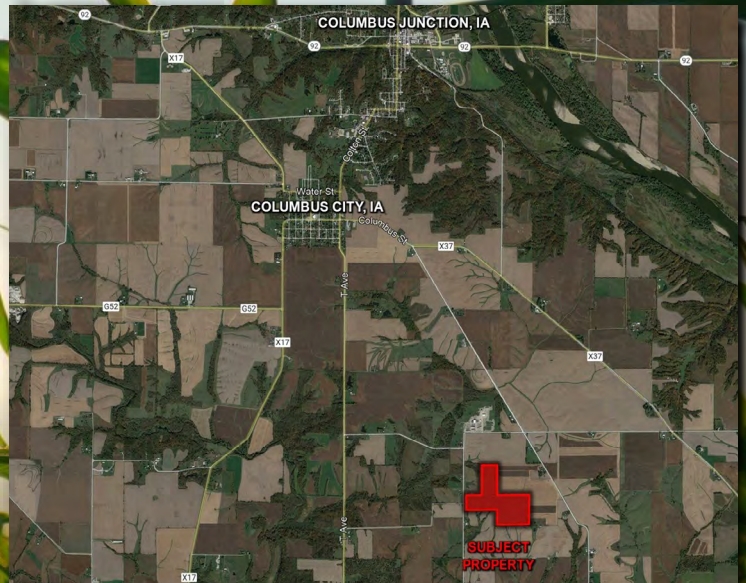
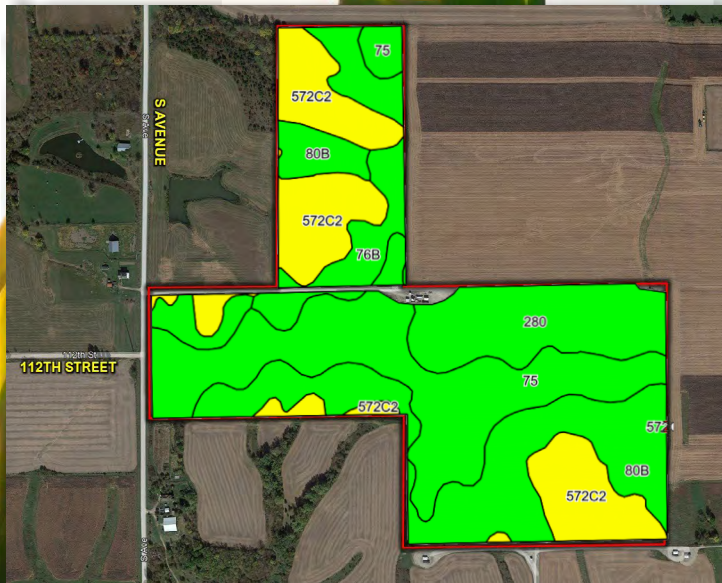
Asking price: \$1,085,000



Directions: From Columbus City, IA go south out of town on T Avenue for approximately 1.5 miles. turn east onto 120th Street and travel for approximately 1 mile. Turn south onto S Avenue and travel south for a half mile. The property will be located on the east side of the road. Looks for signs.



SOILS MAP



Code	Soil Description	Acres	% of field
75	Givin silt loam	22.43	28.8%
80B	Clinton silt loam	20.73	26.6%
572C2	Inton silt loam	16.96	21.8%
280	Mahaska silty clay loam	10.86	13.9%
76B	Ladoga silt loam	6.90	8.9%

CSR2 Legend	CSR2
●	83
●	80
●	69
●	94
●	86
Weighted Average	81

81

Acres M/L

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SCAN THE QR CODE
WITH YOUR PHONE
CAMERA TO VIEW
THIS LISTING ONLINE!



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81 **Acres M/L**

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