

BUCHANAN COUNTY FARMLAND AVAILABLE



TRAVIS SMOCK
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TRAVIS@PEOPLES COMPANY.COM

84.8
CSR 2

86.0
ACRES M/L

\$14,900
PER ACRE

BUCHANAN COUNTY FARMLAND AVAILABLE

Quality Buchanan County, Iowa farmland available! This 86 acre m/l farm contains 82.85 FSA cropland acres and carries an excellent average CSR2 of 84.8. The farm is mainly comprised of the highly productive Clyde-Floyd complex and Kenyon Loam. Extensive cleanup work has recently been done to remove perimeter trees and terraces along with lime and fertilizer applications. The farmland is very water efficient with a slight natural roll to a waterway in the middle and does not contain a wetland. There is significant tile on the farm as evidenced by older aerial photos, however, tile maps are not available. There is a strong lease in place for 2023 creating excellent return potential. The farm is located just northwest of Rowley in Section 35 of Sumner Township, Buchanan County, Iowa.



DIRECTIONS

From Rowley, Iowa: Travel west on 290th Street for 1.3 miles to King Avenue. Head north on King Avenue for 1 mile to 290th Street. The farm is located at the northeast corner of the intersection of King Avenue and 290th Street with frontage along both roads.

ASKING PRICE: \$1,281,400 | NET TAXES: \$2,766.00










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TILLABLE SOILS MAP

Code	Soil Description	Acres	% of Field	Legend	CSR2
391B	ClydeFloyd complex	35.23	42.5%		87
83B	Kenyon loam	30.38	36.7%		90
407B	Schley loam	5.63	6.8%		81
585	ColandSpillville complex	4.74	5.7%		70
399	Readlyn silt loam	3.33	4.0%		91
241B	BurkhardtSaude complex	2.97	3.6%		33
408B	Olin sandy loam	0.57	0.7%		64

Weighted Average 84.8



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PeoplesCompany.com
Listing #16895



SCAN THE
QR CODE
FOR INFO

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