

LAND AVAILABLE

Wright County

John Reburn | 563.794.0600
JohnR@PeoplesCompany.com

Chase Duesenberg | 641.529.0562
Chase@PeoplesCompany.com

39
acres m/l



Listing #16897 | PeoplesCompany.com

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Peoples Company is pleased to present an exceptional income-producing CRP farm located just west of Belmont, IA. The property has 39 acres m/l consisting of 35.71 FSA cropland acres m/l that are currently enrolled in the CRP program. The CRP contract pays \$335.57 per acre with an annual payment of \$11,983. The CRP acres are enrolled in the CP27/28 program (Farmable Wetlands) and the contract expires in 2031.

After the CRP expires, this farm is a good candidate to be put back into production with the tillable acres carrying a CSR2 of 71.2. A wetland determination has been completed on the farm and has been deemed "prior converted" or PC, allowing for current drainage tile to be maintained and new drainage tile to be installed on the farm without any restrictions. The farm has a 12" and 15" County Tile that runs through the farm that can be utilized for future drainage projects. The farm is located on paved road Madison Avenue and situated in Section 30 of Belmont Township.

DIRECTIONS

From Belmont, IA travel south on Highway 69 for 1 mile until reaching 150th Street. Turn right onto 150th Street and travel for approximately 6 miles. The property is located on the north side of 150th Street.

From Clarion, IA travel north on County Road R38 / Madison Avenue for approximately 6.5 miles. The property is located on the northeast corner of County Road R38 and 150th Street.



CONTACTS

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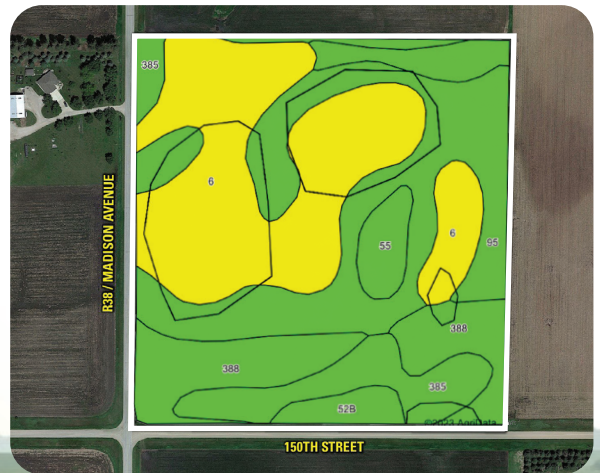
TILE MAP



CRP SOILS MAP

Code	Soil Description	Acres	% of Field	Legend	CSR2
6	Okoboji silty clay loam	13.08	36.6%		59
95	Harps clay loam	10.33	28.9%		72
388	Kossuth silty clay loam	6.38	17.9%		86
385	Guckeen clay loam	3.89	10.9%		76
55	Nicollet clay loam	1.12	3.1%		89
52B	Bode clay loam	0.91	2.5%		91

Weighted Average 71.2



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12119 Stratford Drive
Clive, IA 50325



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

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