

361.35 ACRES M/L

WRIGHT COUNTY, IOWA

LAND AVAILABLE

BRYAN BERGDALE | 712.251.8588 | BRYAN@PEOPLESCOMPANY.COM

STEVE BRUERE | 515.222.1347 | STEVE@PEOPLESCOMPANY.COM

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Peoples Company is honored to present an exceptional farm located just south of Dows in Wright County, Iowa. The farm consists of 361.35 acres m/l with 261.07 effective cropland acres carrying a CSR2 of 55.2. Currently 225 acres m/l are in row crop production. Primary soil types include Wadena loam and Talcot clay loam. Currently, 38.6 acres are enrolled in the Conservation Reserve Program (CRP). One contract includes 29.6 acres enrolled in CP23 & CP4D expiring in 2024 with an annual payment of \$4,427 (\$149.55/acre). Another includes 4.2 acres enrolled in CP21 expiring in 2023 with an annual payment of \$771 (\$183.54/acre). The








third contract includes 4.8 acres enrolled in CP21 expiring in 2052 with an annual payment of \$1,777 (\$370.23).

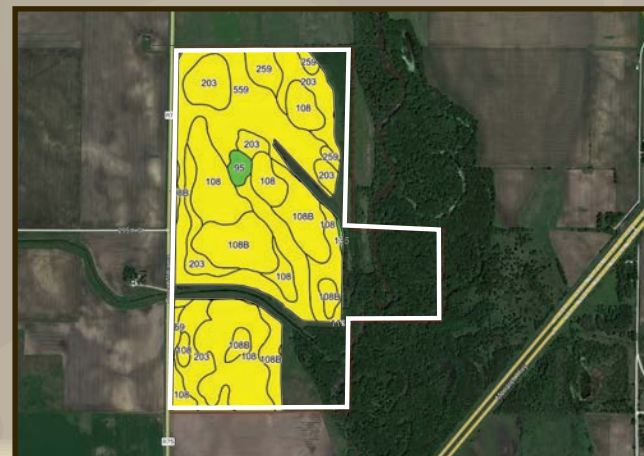
The farm is located just east of the intersection of Dows Williams and 295th Street. The property includes approximately 60 acres of timber and access to the Iowa River along the eastern border of the property. In addition to the exceptional deer and turkey hunting offered by the mature timber, the Iowa river is known for its healthy population of walleye, northern pike, catfish, smallmouth and largemouth bass. The farm is located in Vernon Township of Wright County, Iowa.

Directions From Dows: Travel south onto S Burrows St/Dows Williams for 2 miles. The farm lies on the east side of the road.

Additional Info: There is a hunting lease in place until June 30th, 2024.

Tillable Soils Map

| Code | Soil Description | Acres | % of Field | Legend | CSR2 |
|-------------------------|------------------|-------|------------|---|-------------|
| 108 | Wadena loam | 77.54 | 31.6% |  | 56 |
| 559 | Talcot clay loam | 63.21 | 25.7% |  | 54 |
| 203 | Cylinder loam | 46.80 | 19.1% |  | 58 |
| 108B | Wadena loam | 44.39 | 18.1% |  | 52 |
| 259 | Biscay clay loam | 9.96 | 4.1% |  | 52 |
| 95 | Harps clay loam | 3.08 | 1.3% |  | 72 |
| 135 | Coland clay loam | 0.51 | 0.2% |  | 76 |
| Weighted Average | | | | | 55.2 |

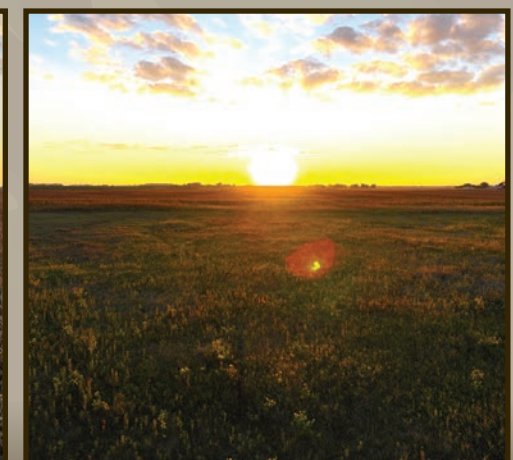
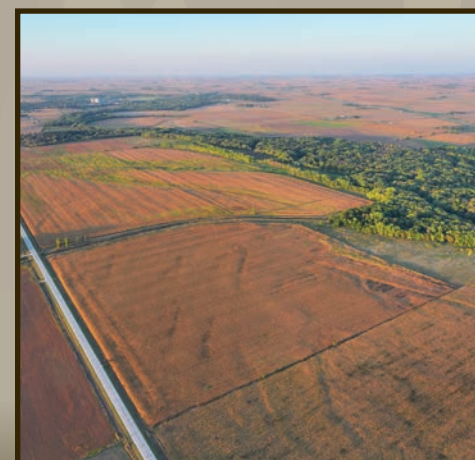
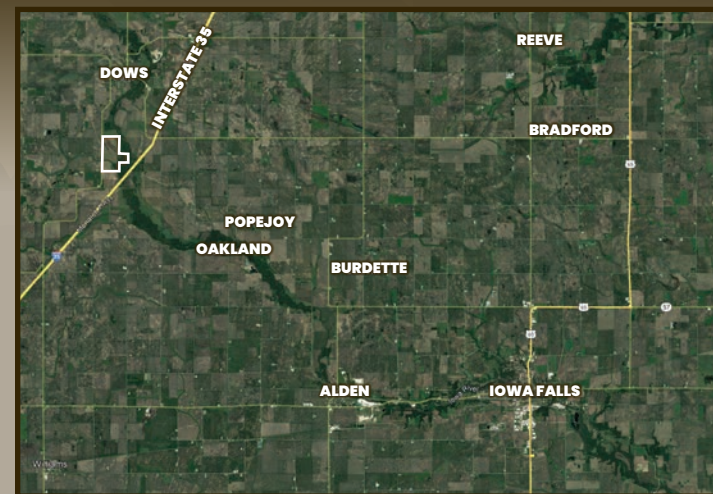


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Asking Price: \$2,258,438

Price per Acre: \$6,250

Taxes: \$6,702



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PeoplesCompany.com
Listing #16995

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