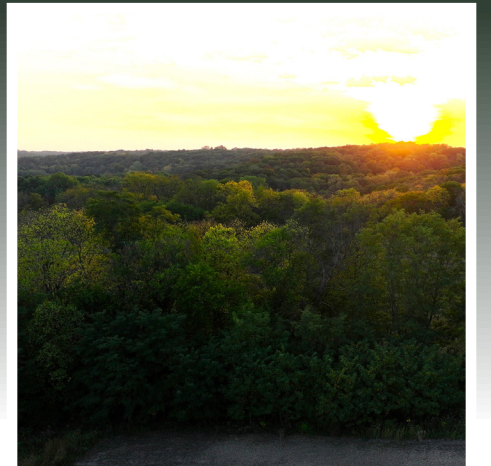
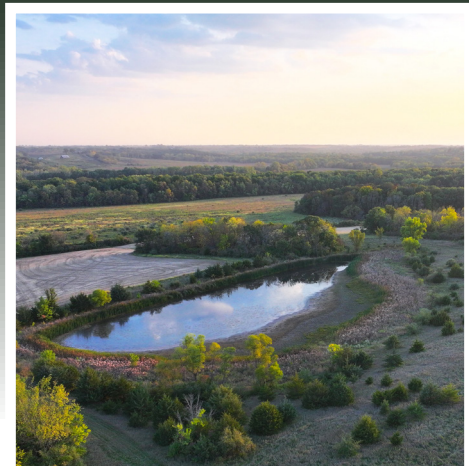
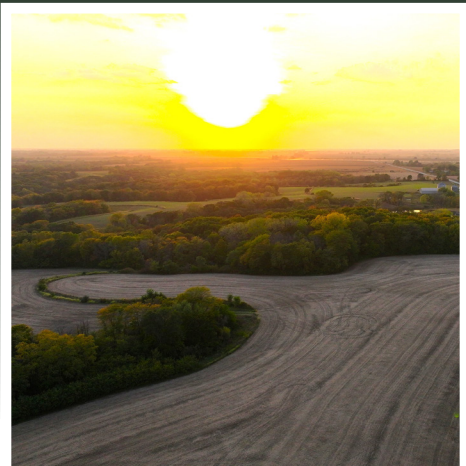


LISTING #17005

MARION COUNTY, IOWA

LAND AVAILABLE



172 ACRES M/L

BRYAN BERGDALE | 712.251.8588 | BRYAN@PEOPLES COMPANY.COM

STEVE BRUERE | 515.222.1347 | STEVE@PEOPLES COMPANY.COM

 **PEOPLESTM**
COMPANY
INTEGRATED LAND SOLUTIONS

MARION COUNTY, IOWA

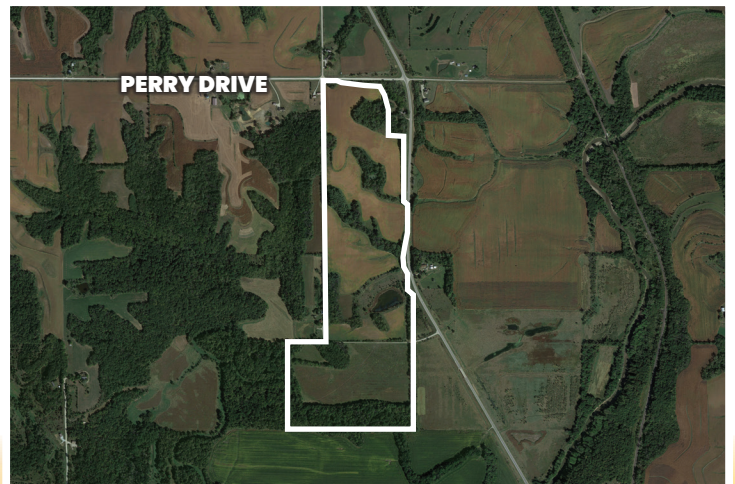
LAND AVAILABLE

Peoples Company is honored to present an exceptional farm located just south of Pleasantville in Marion County, Iowa. The farm consists of 172 acres m/l with 60 tillable acres m/l carrying a CSR2 of 60.8. The remaining balance of the property includes various groups of timber, a 2 ½ acre pond and some pasture and CRP. Currently, 33.07 acres are enrolled in CP23 expiring in 2032 with an annual payment of \$7,570 (\$228.91/acre). The location, topography, land diversification and access to utilities make this an excellent building site. Marion Rural Water is located along Highway S45. Primary soil types include Pershing silt loam and Zook silty clay loam. The farm is located in Franklin Township of Marion County, Iowa.

Directions From the intersection of Highway G40 and Highway 5, head south on Highway 5 for 2.3 miles. Continue straight onto County Hwy S45 for 5.3 miles. The farm lies on the right (west) side of Highway S45.

Additional Info

- There is a hunting lease in place until June 31st, 2024.
- Utility information should be verified independently by Buyer and/or Buyer's Agent.



172 ACRES M/L

Asking Price: \$1,075,000
Price per Acre: \$6,250
Taxes: \$3,196



Tillable Soils Map

| Code | Soil Description | Acres | % of Field | Legend | CSR2 |
|--------|------------------------------------|-------|-------------------------|--------|-------------|
| 131C2 | Pershing silt loam | 18.00 | 20.5% | | 62 |
| S54 | Zook silty clay loam | 16.32 | 18.5% | | 68 |
| 230C | Clearfield-Arispe silty clay loams | 12.52 | 14.2% | | 61 |
| 230C2 | Clearfield-Arispe silty clay loams | 12.47 | 14.2% | | 58 |
| 430 | Ackmore silt loam | 10.56 | 12.0% | | 77 |
| 185D2 | Bauer silt loam | 5.82 | 6.6% | | 13 |
| 131B | Pershing silt loam | 4.01 | 4.6% | | 70 |
| 94D2 | Caleb-Mystic loams | 2.99 | 3.4% | | 34 |
| S870C | Sharpsburg silty clay loam | 1.85 | 2.1% | | 86 |
| 716 | Lawson-Quiver-Nodaway complex | 1.09 | 1.2% | | 78 |
| 1313D2 | Munterville silt loam | 1.05 | 1.0% | | 34 |
| | | | Weighted Average | | 60.8 |



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12119 Stratford Drive
Clive, IA 50325



PeoplesCompany.com
Listing #17005

MARION COUNTY, IOWA LAND AVAILABLE

CONTACT

BRYAN BERGDALE

712.251.8588 | IA LIC S65377000

BRYAN@PEOPLES COMPANY.COM

STEVE BRUERE

515.222.1347 | IA LIC S43684000

STEVE@PEOPLES COMPANY.COM

MARION COUNTY, IOWA

LAND AVAILABLE

172 ACRES M/L