

LAND AVAILABLE



OGDEN, IOWA 50212

BOONE COUNTY

20
ACRES M/L
LISTING #17068

Affordable land investment or building site located southeast of Ogden, Iowa! Land offering of 20 acres m/l including a mix of tillable farmland and CRP. The property consists of 13.54 FSA tillable farmland acres with a CSR2 value of 85.9 and 6.04 acres newly enrolled in CRP (Conservation Reserve Program) with an annual payment of \$2,045. The CRP contract is a 15-year contract with an expiration date of 2031 and includes CP-27 and CP-28 farmable wetland practices. This would make for a great building site just off US Hwy 30 with rural water and electricity located at the road. Rural water is available through Xenia Rural Water Association and electricity is available through Midland Power Cooperative. The Harrier Marsh Wildlife Management Area is adjacent to the west of this parcel with the habitat being managed for waterfowl, doves, and pheasants. The farm lease has been terminated and is open for the 2024 growing season.

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Directions:

From Ogden, Iowa: East on US Hwy 30 for just over 1 mile until I Avenue. Turn right (south) on I Avenue for one mile and the property is on your right (west) side of the road. Look for the sign.

TILLABLE SOILS MAP

Code	Code	Code	% of field	CSR2 Legend	CSR2 Overall
L138B	Clarion loam	5.37	39.7%	●	88
L138C2	Clarion loam	4.30	31.8%	●	83
L507	Canisteo clay loam	3.58	26.4%	●	87
L95	Harps clay loam	0.29	2.1%	●	75
				Weighted Average	85.9

