

580TH AVENUE | AMES, IA 50010

# STORY COUNTY IOWA



**LISTING #17126**

**156.50 ACRES M/L** Farmland Available



Chase Duesenberg | 641.529.0562 | [Chase@PeoplesCompany.com](mailto:Chase@PeoplesCompany.com) | IA LIC S65470000

# 156.50 Acres M/L

# FARMLAND AVAILABLE STORY COUNTY, IOWA

Peoples Company is pleased to present 156.50 acres m/l of high-quality farmland located northeast of Ames, Iowa. The farm consists of 146.27 FSA cropland acres, which includes 106.63 acres currently in row crop production carrying a CSR2 of 83.3. The primary soil types on the property include Clarion loam, Canisteo clay loam, and Webster clay loam.

The balance of the FSA cropland acres includes 39.64 acres enrolled in CRP (Conservation Reserve Program). The CRP practices include CP-21 expiring in 2024 with an annual payment of \$3,412 (\$344.69 Per Acre) and CP-27 & 28 expiring in 2026 with an annual payment of \$11,040 (\$371.23 Per Acre).

This high-quality farmland tract is located in a strong farming community and would make for a great add-on tract to an existing farming operation or an investment for the Buyer looking to diversify their portfolio or hedge inflation. There are several grain marketing outlets located nearby including grain elevators and ethanol plants. The farm lease has been terminated and will be available for the 2024 crop season. This property is located northeast of Ames, Iowa in Section 8 of Milford Township with close proximity to pavement and Interstate 35.

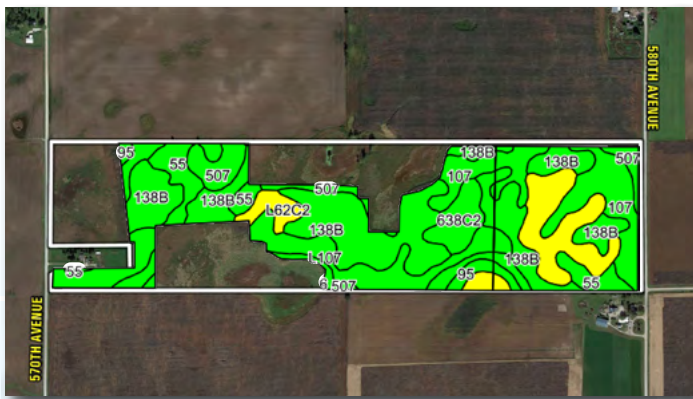


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## DIRECTIONS

From Ames, Iowa: Travel north out of Ames on Interstate 35 for 2.7 miles until reaching Exit 116. Turn right (east) off Exit 116 onto 190th Street for 1.2 miles until reaching 580th Avenue. Turn left (north) on 580th Avenue for 1 mile and the property will be on the left (west) side of the road marked with a Peoples Company sign.



## TILLABLE SOILS MAP

code	Soil Description	Acres	% of field	CSR2 Legend	CSR2
138B	Clarion loam	35.86	33.6%	●	89
107	Webster clay loam	14.73	13.8%	●	86
L107	Webster clay loam	14.13	13.3%	●	88
L62C2	Storden loam	13.66	12.8%	●	64
507	Canisteo clay loam	10.26	9.6%	●	84
55	Nicollet clay loam	9.00	8.4%	●	89
638C2	Clarion-Storden complex	4.66	4.4%	●	75
95	Okoboji silty clay loam	3.03	2.8%	●	72
90	Okoboji mucky silt loam	1.30	1.2%	●	56
<b>Weighted Average</b>					<b>83.3</b>



**Asking Price:**  
**\$1,878,000**

**Price Per Acre:**  
**\$12,000**

**Net Taxes:**  
**\$4,812**



For more information, photos, maps, and aerial drone video please visit our website.

[www.PeoplesCompany.com](http://www.PeoplesCompany.com)

# STORY COUNTY IOWA



12119 Stratford Drive  
Clive, IA 50325



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**SCAN TO VIEW THIS  
LISTING ONLINE!**

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