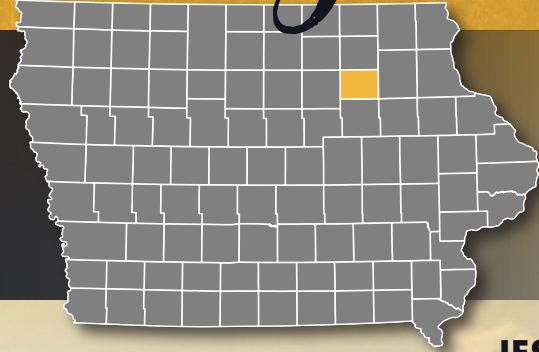


Bremer County



**LAND AVAILABLE
40 ACRES M/L**



TRAVIS SMOCK

319.361.8089

Travis@PeoplesCompany.com

JESSE MEYER

563.543.8338

Jesse@PeoplesCompany.com



Bremer County, Iowa

210TH STREET TRIPOLI | IA 50676

Presenting 40 acres m/l of income-producing Bremer county, Iowa farmland. This property consists of 36.91 FSA cropland acres m/l carrying a CSR2 of 57 that are currently enrolled in CRP programs providing excellent returns for the landowner. There are 32.77 acres enrolled in the CP23 CRP program paying \$360 per acre or \$11,797 annually and expiring in 2030. An additional 4.14 acres are enrolled into the CP9 CRP program paying \$300 per acre or \$1,242 annually and expiring in 2031. Both contracts preserve water quality and wildlife habitat. There is a Right of First Refusal on this property, contact agent(s) for details. This farm is located between Readlyn and Tripoli along 210th Street in



DIRECTIONS

From Readlyn: Travel north on Reed Avenue/V49 for 2.5 miles to 210th Street. Head east on 210th Street for 1.5 miles and the farm will be located on the north side of the road.

From Tripoli: Travel south on Piedmont Avenue/V43 for 4 miles to 210th Street. Head east on 210th Street for 3.5 miles and the farm will be located on the north side of the road.



TRAVIS SMOCK

319.361.8089 | IA LIC S62642000

Travis@PeoplesCompany.com

LISTING #17127






PEOPLES COMPANY.COM

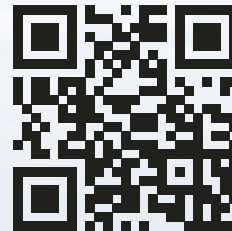
Farmland Available

ASKING PRICE | \$340,000

PER ACRE | \$8,500

Tillable Soils Map

Code	Soil Description	Acres	% of Field	Legend	CSR2
1152	Marshan clay loam	13.67	37.0%		54
626	Heyfield loam	10.80	29.3%		53
173	Hoopeston sandy loam	5.89	16.0%		60
178	Waukee loam	5.68	15.4%		69
778	Saltre loam	0.87	2.4%		54
Weighted Average:					57



Scan the QR Code to
view this listing on
PeoplesCompany.com

JESSE MEYER

563.543.8338 | IA LIC B60307000

Jesse@PeoplesCompany.com

 **PEOPLES**TM
COMPANY
INTEGRATED LAND SOLUTIONS



2300 Swan Lake Boulevard, Ste 300
Independence, IA, 50644

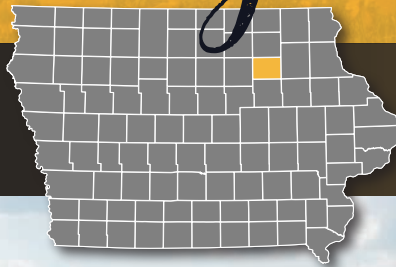


PeoplesCompany.com
Listing #17127

Bremner County



LAND AVAILABLE



40 ACRES M/L

TRAVIS SMOCK

319.361.8089

Travis@PeoplesCompany.com

JESSE MEYER

563.543.8338

Jesse@PeoplesCompany.com

All information, regardless of source, is deemed reliable but not guaranteed and should be independently verified. The information may not be used for any purpose other than to identify and analyze properties and services. The data contained herein is copyrighted by Peoples Company and is protected by all applicable copyright laws. Any dissemination of this information is in violation of copyright laws and is strictly prohibited.