

Clinton County, Iowa

Farmland Available



120 Acres M/L

360th Avenue Elvira, IA 52732 | Price: \$930,000 | Price Per Acre: \$7,750

Alan McNeil | 563.321.1125
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Listing #17137
 **PEOPLES**[™]
COMPANY
INTEGRATED LAND SOLUTIONS

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Peoples Company is pleased to present 120 acres m/l of farmland located northwest of Elvira, Iowa. The farm consists of 100.44 FSA cropland acres currently in row crop production carrying a CSR2 of 44.9. The primary soil types on the property include Fayette loam, Lindley clay loam, and Arenzville-Chaseburg complex.

This 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. Several grain marketing outlets are located nearby, including grain elevators and ADM Processing located in Clinton, Iowa. This property is located northwest of Elvira, Iowa in Sections 16 and 17 of Center Township, close to pavement.

Farmland can be bought as separate parcels, call the agent for details.

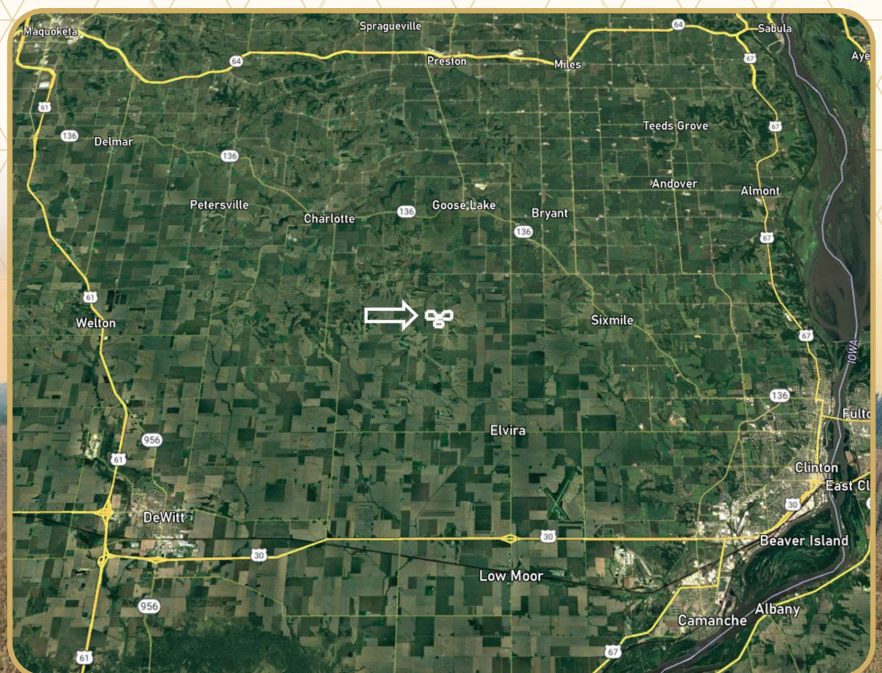
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Directions

Going north out of Elvira on Z36, travel 3 miles, turn left on E62 after 2 miles turn right on 360th Ave. The farm will be on both sides of the road, watch for signs.





Tillable Soils Map

Code	Soil Description	Acres	% of Field	Legend	CSR2
163C2	Fayette silt loam	36.08	35.9%		72
163F3	Fayette silty clay loam	23.39	23.3%		12
163D2	Fayette silt loam	17.62	17.5%		46
163D3	Fayette silty clay loam	9.84	9.8%		40
163G	Fayette silt loam	6.37	6.3%		5
129B	ArenzvilleChaseburg complex	5.22	5.2%		73
65G3	Lindley clay loam	1.92	1.9%		5

Weighted Average 44.9





700 6th Avenue
DeWitt, Iowa 52742



PeoplesCompany.com
Listing #17137



SCAN THE QR
CODE TO THE LEFT
WITH YOUR PHONE
CAMERA TO VIEW
THIS LISTING ONLINE!

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