

Clinton County, Iowa

Farmland Available

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

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Listing #17137
PEOPLES COMPANY
 INTEGRATED LAND SOLUTIONS

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 & ADM Processing located in Clinton, Iowa. This property is located northwest of Elvira, Iowa in Sections 16 & 17 of Center Township, close to pavement.








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

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.

120 Acres M/L

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

