

80 ACRES
M/L



FRANKLIN COUNTY, IOWA FARMLAND FOR SALE

Scott Kelly: 515.473.8913, Scott@PeoplesCompany.com
Bryan Bergdale: 712.251.8588, Bryan@PeoplesCompany.com

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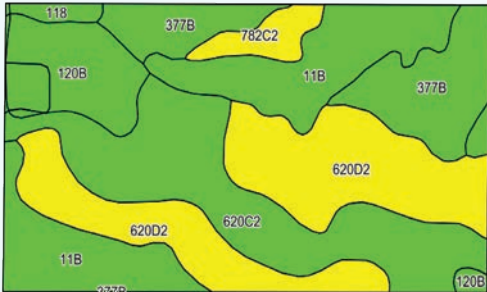
Offering 80 acres m/l of high quality Franklin County farm land located in a strong area. Farm consists of 78 tillable acres carrying a CSR2 of 79.7. Primary soil types on the tillable acres include Port Byron, Colo-Ely, and Dinsdale. Property is located northeast of Hampton in Section 14 of Ingham Township.

Directions: From Hampton, travel east on Highway 3 approximately 4.5 miles to Timber Avenue. Turn north on Timber Avenue (toward Hansell) and continue approximately 3 miles to 175th Street. Turn east on 175th Street and continue to "T" intersection at Warbler Avenue. Farm is situated on the northeast corner of 175th Street and Warbler Avenue.

Farm Program Information:

Corn - 57.87 base acres with a PLC Yield of 120
Beans - 18.98 base acres with a PLC Yield of 38
Farm is enrolled in ARC-CO. Wetland determination is not complete.

Asking Price: \$684,000 (\$8,550/acre)
Estimated Taxes: \$2,226 annually



TILLABLE SOILS

Code	Soil Description	Acres	Percent of Field	CSR2 Legend	CSR2	CSR
620D2	Port Byron silt loam	21.78	27.9%	Yellow	61	68
620C2	Port Byron silt loam	18.16	23.3%	Light Green	87	78
11B	Colo-Ely complex	16.72	21.4%	Medium Green	83	68
377B	Dinsdale silty clay loam	10.79	13.8%	Dark Green	94	90
120B	Tama silty clay loam	7.36	9.4%	Very Dark Green	95	95
782C2	Donnan silt loam	2.32	3.0%	Yellow	55	30
118	Garwin silty clay loam	0.87	1.1%	Dark Green	90	95
Weighted Average					79.7	75.1

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12119 Stratford Dr, Ste B
Clive, IA 50325



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