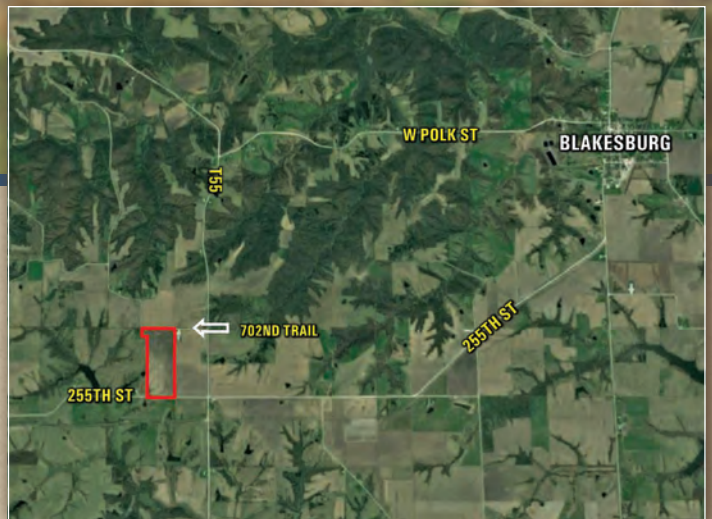


MONROE COUNTY FARMLAND FOR SALE

62.49 ACRES M/L



255TH STREET BLAKESBURG, IA 52536

Price: \$374,940.00 | Price/Acre: \$6,000

LISTING #14034

High quality Monroe County farm with 62.49 m/l acres. This highly tillable farm has 57.5 acres of cropland with an average CSR2 of 65. The seller has worked hard to maximize soil productivity on this farm. There are 20 acres on the north side of the farm that were pattern tiled in 2016. In addition, the seller has hired a contractor to construct four farmable front terraces with tile inlets. This work will be done at the seller's expense prior to closing. The lease is open for the 2018 farming season. The property is located southwest of Blakesburg in Urbana Township.



LEGAL DESCRIPTION

Parcel B SW NE and Parcel B NW NE, both in section 21, T71N, R16W Monroe County, Iowa.

IMPROVEMENTS

20 acres pattern tiled on north side of property (2016). Four farmable front terraces with tile inlets (2017).

DIRECTIONS

From Blakesburg, head south on T7J, then southwest on 255th Street to the farm on north side of the road.

FARM DETAILS

61.74 FSA Tillable Acres
54.1 Total Base Acres



TILLABLE SOILS MAP

Code	Soil Description	Acres	Percent of Field	CSR2 Legend	CSR2	CSR
362	Haig silty clay loam	27.58	47.9%		83	70
731C2	Pershing silty clay loam	6.90	12.0%		62	45
223D2	Rinda silty clay loam	5.53	9.6%		19	9
131C	Pershing silt loam	4.96	8.6%		65	49
131B	Pershing silt loam	4.63	8.0%		70	67
211	Edina silt loam	4.03	7.0%		59	60
423D2	Bucknell silty clay loam	3.56	6.2%		7	13
179F	Gara loam	0.24	0.4%		19	15
130	Belinda silt loam	0.09	0.2%		47	63
Weighted Average					65	54.6

