

MARSHALL COUNTY LAND AVAILABLE

**ULTIMATE 40 ACRE M/L BUILDING SPOT
OR WEEKEND GETAWAY**



MATT ADAMS

Cell: 515-423-9235

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Cell: 319-361-8089

BINFORD AVENUE
ST. ANTHONY, IOWA 50239
40.00 ACRES M/L



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PRICE: \$249,000
PRICE/ACRE: \$6,225
LISTING: #13857

Opportunity to own the ultimate 40 acre m/l weekend getaway or building spot! Excellent income is provided from approximately 25.29 acres m/l enrolled into CRP, expiring in 2024, with an annual payment of approximately \$7,618. This property features a pond that spans nearly 9 acres with room to camp, build, or ride recreational vehicles. This farm offers high quality Clarion Loam soil types making it an excellent spot for a large garden or a hobby farm. A wide open area located just off of pavement and less than a 30 mile commute from Ames or Marshalltown make this a great place to build your dream home or park your camper. Property is located less than one mile from the Story County line, just west of St. Anthony in Section 6 of Minerva Township, Marshall County, Iowa.



FSA MAP

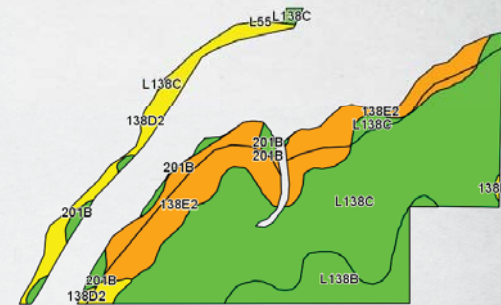


LEGAL DESCRIPTION
Located in Section 6, Township 84 North, Range 20 West of the 5th P.M.
Exact legal to be taken from abstract.



TILLABLE SOILS - CSR2

Code	Soil Description	Acres	% of Field	CSR2 Legend	CSR2
L138C	Clarion loam, Bemis moraine	14.55	57.5%		84
L138E2	Clarion loam	5.60	22.1%		44
L138B	Clarion loam, Bemis moraine	2.34	9.3%		88
138D2	Clarion loam	2.09	8.3%		56
201B	Coland-Terril complex	0.71	2.8%		75
Weighted Average					72.9



FARM DETAILS

FSA Cropland: 19.8 acres m/l*
Corn: 18.2 base acres m/l with a PLC Yield of 178*
Beans: 1.6 base acres with a PLC Yield of 47*
**FSA Cropland and Base Acres are estimated and subject to change when property is split from a larger tract.*

CRP DETAILS

Total CRP: 25.29 acres m/l paying approximately \$7,618 annually**
CP21: 5.52 acres paying \$312.58 per acre or \$1,725 annually**
CP42: 19.77 acres paying \$298.07 per acre or \$5,893 annually
***CRP Acres are estimated and subject to change when property is split from a larger tract.*

DIRECTIONS

From St. Anthony: Travel West on 160th Street/ County Road E23 for 1 mile to Binford Avenue. Head south on Binford Avenue for 2/3 mile. Farm is located on the west side of the road. Watch for signs.

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