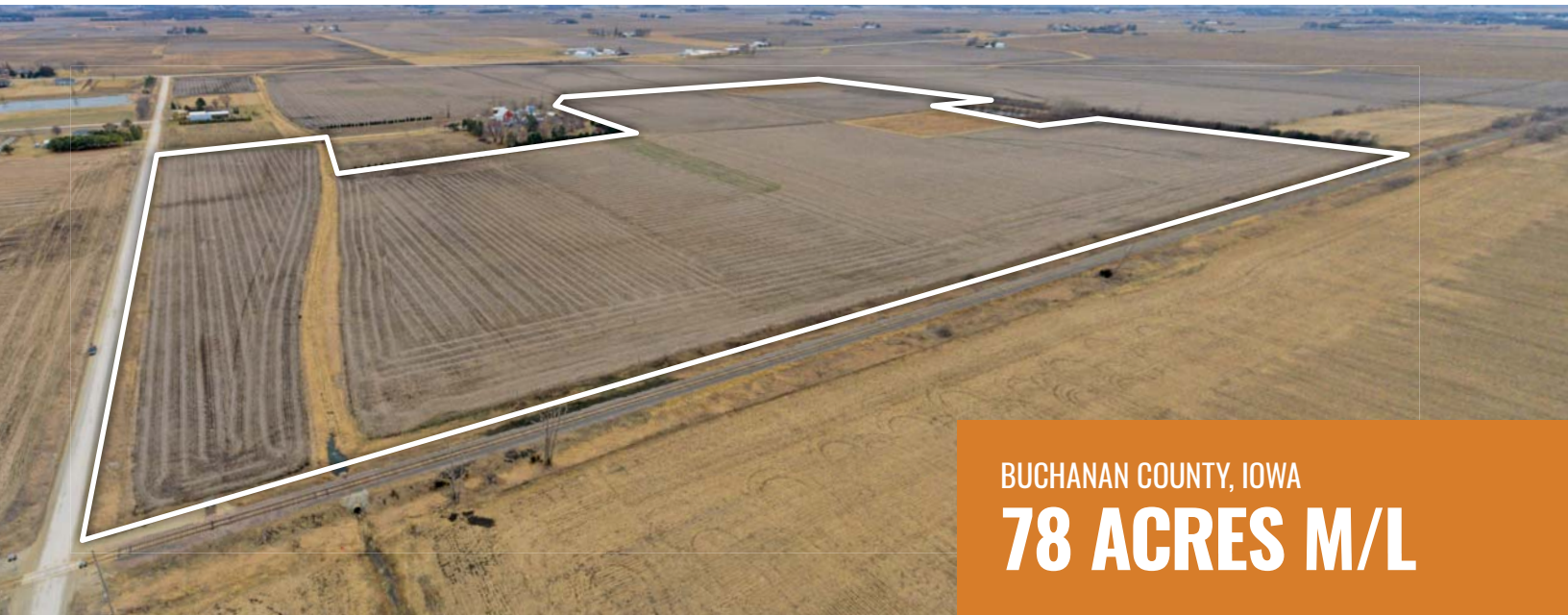


# FARMLAND FOR SALE

# 117 TOTAL ACRES



BUCHANAN COUNTY, IOWA

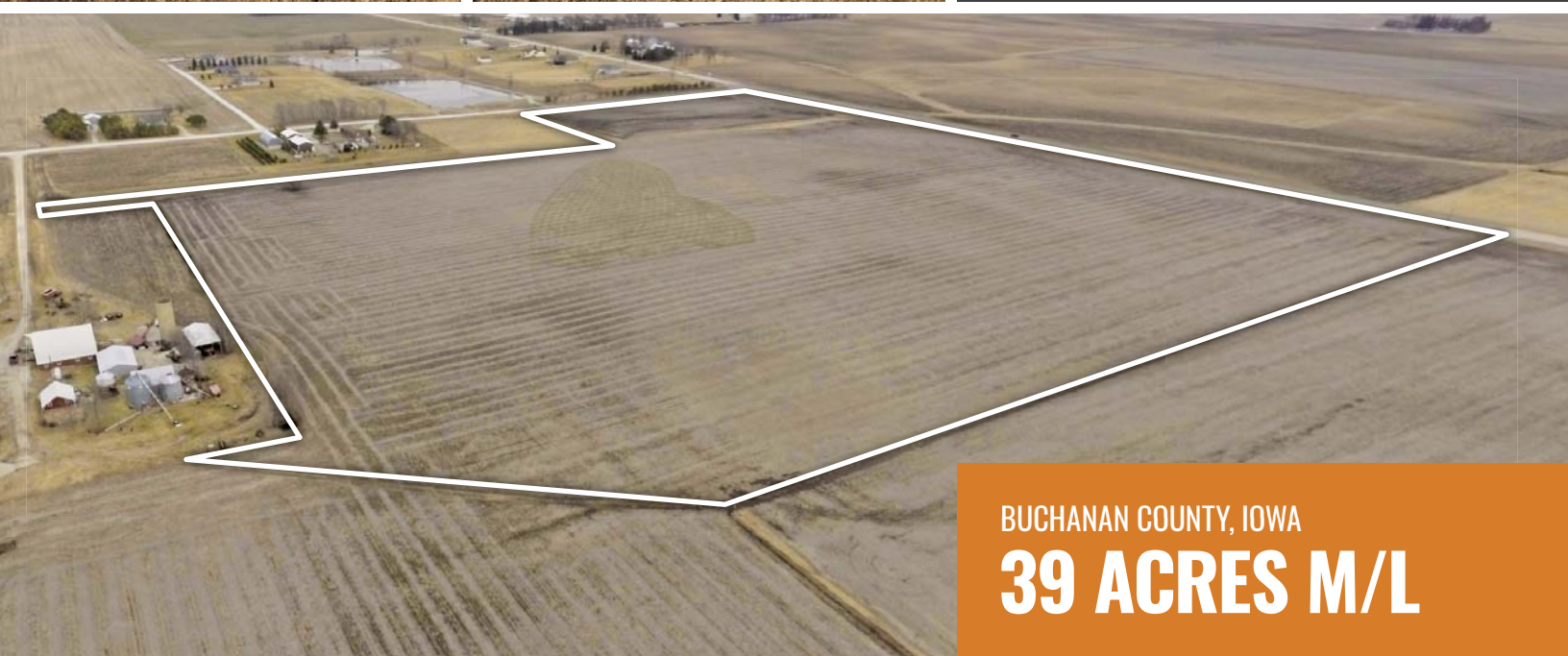
## 78 ACRES M/L

### FROST AVENUE INDEPENDENCE, IA 50644

Price: \$608,400.00 | Price/Acre: \$7,800 | Listing #13851



Offering 78 acres m/l of productive Buchanan County farmland. This farm consists of approximately 76 cropland acres with 70 tillable acres m/l. The tillable land carries an average CSR2 of 77.4. There are 6.01 acres of CRP enrolled into a CP25 program expiring in 2020 and paying \$960 annually. There is a 30 ft. wide easement connecting the acreage site to the pond along the western edge of the property. This tract is split from a larger farm and will be subject to a survey. Additional land is available. Farm is open for the 2017 crop season and immediate possession can be negotiated. Property is located in Section 35 of Perry Township between Independence and Jesup, Iowa.



BUCHANAN COUNTY, IOWA

## 39 ACRES M/L

### FROST AVENUE & 220TH STREET INDEPENDENCE, IA 50644

Price: \$310,050.00 | Price/Acre: \$7,950 | Listing #13852



Opportunity to own 39 acres m/l of Buchanan County farmland in a prime location along old Highway 20 west of Independence. This farm includes approximately 38.74 tillable acres with a CSR2 of 72.2. Productive soil types include Clyde and Readlyn Loams. There is a 30 ft. easement located along the western edge of the property. This tract is split from a larger farm and will be subject to a survey. Additional land is available. Farm is open for the 2017 crop season and immediate possession can be negotiated. Property is located in Section 35 of Perry Township between Independence and Jesup, Iowa.





BUCHANAN COUNTY, IOWA

FARMLAND FOR SALE



LISTING #13851: 78 ACRES M/L



Code	Soil Description	Acres	% of Field	CSR2 Legend	CSR2	CSR
84	Clyde clay loam	23.70	33.8%	<div></div>	88	76
399	Readlyn loam	18.45	26.3%	<div></div>	91	91
41B	Sparta loamy fine sand	15.98	22.8%	<div></div>	39	40
391B	Clyde-Floyd complex	11.90	17.0%	<div></div>	87	76
Weighted Average					77.4	71.7

**LEGAL DESCRIPTION**  
Located in the SE 1/4 Section 35, Township 89, Range 10 West of the 5th P.M. Subject to Survey. Exact legal to be taken from abstract.

**FARM DETAILS**  
Estimated Cropland Acres: 76.04  
Estimated Corn Base: 70.03 with a PLC Yield of 147

**CRP INFORMATION**  
6.01 acres enrolled into CP25 program expiring in 2020 and paying \$960 annually.

**DIRECTIONS**  
From Independence: Head west on 220th Street (Old Highway 20) for 5 miles to Frost Avenue. Head north on Frost Avenue for approximately 1/3 mile. Farm is located on the west side of the road. Watch for signs.



LISTING #13852: 39 ACRES M/L



Code	Soil Description	Acres	% of Field	CSR2 Legend	CSR2	CSR
84	Clyde clay loam	17.79	45.9%	<div></div>	88	76
41B	Sparta loamy fine sand	10.38	26.8%	<div></div>	39	40
399	Readlyn loam	7.20	18.6%	<div></div>	91	91
41	Sparta loamy fine sand	1.61	4.2%	<div></div>	44	45
41C	Sparta loamy fine sand	0.88	2.3%	<div></div>	34	25
471	Oran loam	0.88	2.3%	<div></div>	81	86
Weighted Average					72.2	66.9

**LEGAL DESCRIPTION**  
Located in the SE 1/4 Section 35, Township 89, Range 10 West of the 5th P.M. Subject to Survey. Exact legal to be taken from abstract.

**FARM DETAILS**  
Estimated Cropland Acres: 38.74  
Estimated Corn Base: 38.74 with a PLC Yield of 147

**DIRECTIONS**  
From Independence: Head west on 220th Street (Old Highway 20) for 5 miles to Frost Avenue. Farm is located at the northwest corner of the intersection.

