

# MADISON COUNTY

*Building Sites and Farmland*



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



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# GREAT COMBINATION *Land For Sale*

## LISTING #13743

OFFERING 40 ACRES M/L OF GREAT COMBINATION LAND JUST EAST OF TRURO, IOWA. PROPERTY IS SITUATED ON PAVEMENT AND WOULD MAKE AN EXCELLENT BUILDING SITE WITH TIMBER AND GORGEOUS VIEWS WHILE PROVIDING INCOME FROM TILLABLE ACRES AND CRP. INCLUDES APPROXIMATELY 19.5 TILLABLE ACRES CARRYING A CSR OF 77.2 (CSR2 OF 77.8) AND APPROXIMATELY 10.7 ACRES ENROLLED IN CRP PAYING \$1,486 ANNUALLY AND EXPIRING IN 2019. LOCATED ON THE SOUTH SIDE OF HWY G64 IN SECTION 11 OF OHIO TOWNSHIP.

Code	Soil Description	Acres	Percent of Field	CSR2 Legend	CSR2	CSR
MbB	Macksburg silty clay loam	9.83	50.5%		88	90
NIC2	Nira silty clay loam	5.56	28.6%		72	64
MbA	Macksburg silty clay loam	2.51	12.9%		93	95
LcD2	Lamoni clay loam	1.56	8.0%		10	15
		Weighted Average			77.8	77.2



ACRES M/L:

40.00

PRICE:

\$240,000

(\$6,000/Acre)

ADDRESS:

Hwy G64/Peru Rd  
& Woodland Ave  
Truro, IA 50257

PARCEL ID:

770161184010000

TAXES:

\$710 Annually

LEGAL:

The Northwest Quarter  
of the Southeast Quarter  
of Section 11, Township  
74 North, Range 26  
West of the 5th PM in  
Madison County. Exact  
legal description to be  
taken from abstract.







For more information visit  
**PEOPLES COMPANY.COM**  
and look up listing #13743



# HIGH QUALITY *Farmland For Sale*

## LISTING #13744

OFFERING 35 ACRES M/L OF HIGH QUALITY MADISON COUNTY FARMLAND. INCLUDES APPROXIMATELY 31 TILLABLE ACRES CARRYING A CSR OF 90 (CSR2 OF 88.3) AS WELL AS APPROXIMATELY ONE ACRE OF CRP PAYING \$138.92 ANNUALLY AND EXPIRING IN 2019. PROPERTY WOULD ALSO BE AN EXCELLENT BUILDING SITE WITH GREAT VIEWS. RURAL WATER IS LOCATED ALONG THE WEST SIDE OF WOODLAND AVE. LOCATED ON THE SOUTH SIDE OF HWY G64 IN SECTION 11 OF OHIO TOWNSHIP.

Code	Soil Description	Acres	Percent of Field	CSR2 Legend	CSR2	CSR
MbA	Macksburg silty clay loam	19.29	62.2%		93	95
MbB	Macksburg silty clay loam	7.99	25.8%		88	90
NIC2	Nira silty clay loam	3.05	9.8%		72	64
Sp	Sperry silt loam	0.69	2.2%		33	63
		Weighted Average			88.3	90



ACRES M/L:

35.00

PRICE:

\$311,500  
(\$8,900/Acre)

ADDRESS:

Hwy G64/Peru Rd  
& Woodland Ave  
Truro, IA 50257

PARCEL ID:

770161182012000

TAXES:

\$886 Annually

LEGAL:

The Northeast Quarter of the Southeast Quarter Except Parcel B in Section 11, Township 74 North, Range 26 West of the 5th PM in Madison County, Iowa. Exact legal description to be taken from abstract.



For more information visit  
**PEOPLES COMPANY.COM**  
and look up listing #13744



# MADISON COUNTY

*Two Listings: 75 Acres Total*



## DIRECTIONS

FROM THE INTERSECTION OF INTERSTATE 35 AND HWY G64 (EXIT 47),  
TRAVEL WEST ON HWY G64 APPROXIMATELY 1.75 MILES.  
PROPERTIES ARE SITUATED ON THE SOUTH SIDE OF HWY G64.  
LOOK FOR PEOPLES COMPANY SIGNAGE.



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