

MADISON COUNTY FARM



LISTING 13043



74.35 ACRES M/L

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COMPANY
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MADISON COUNTY FARM

DESCRIPTION- High quality farm in strong area. 74.35 acres m/l of Madison County farmland available consisting of 49.84 FSA tillable acres with a CSR of 85 (CSR2 of 84.3). Primary soil types include Macksburg and Nira silty clay loam with approximately 78% of the land carrying a CSR of 88 or greater. Farm also includes 11.69 acres enrolled in CRP with an annual payment of \$1,625 and expiring in 2019. CRP contract type is CP-33 Habitat Buffer for Upland Birds. Contact Agent for details regarding Conservation Plan. Farm is located on a hard surface with rural water and electric along the road. Several great building sites for your home and abundant wildlife with great cover from the CRP and timber in the southwest corner of the property. Located less than two miles from Interstate 35 and less than 30 minutes from the Des Moines Metro. Farm is situated on the south side of Hwy G64/Peru Road in Section 11 of Ohio Township.

LEGAL DESCRIPTION- The North Half of the Southeast Quarter (N ½ SE ¼) Except Parcel B of Section 11, Township 74N, Range 26W in Madison County, Iowa. Exact legal description to be taken from abstract.

PRICE- \$576,212 (\$7,750 per acre)

GROSS ACRES- 74.35 acres

NET ACRES- 71.85 acres

TAXES- \$1,650 Annually

SCHOOL DISTRICT-
Interstate 35 Community Schools

FARM PROGRAM INFO-
Corn – 52.2 base acres with a
PLC Yield of 97

PARCEL NUMBERS-
770161184010000 & 770161182012000

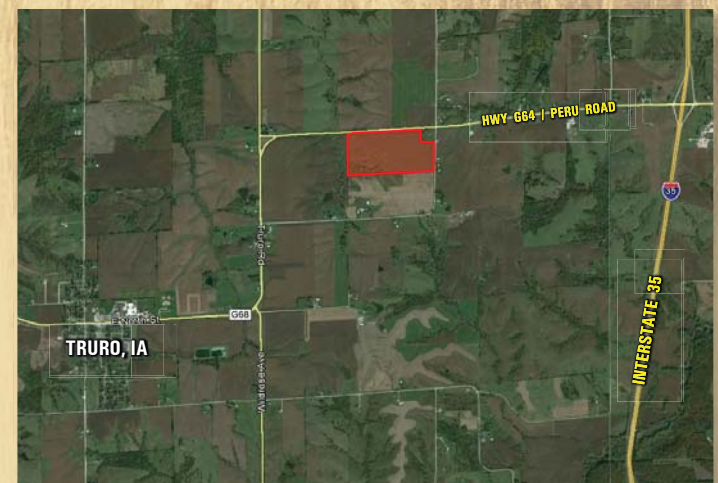
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DIRECTIONS- From Interstate 35 take exit 47 toward Truro. Turn west onto Hwy G64/Peru Road and continue approximately 1.75 miles. Farm is located west of Woodland Ave on the south side of Hwy G64/Peru Road. Look for signs.

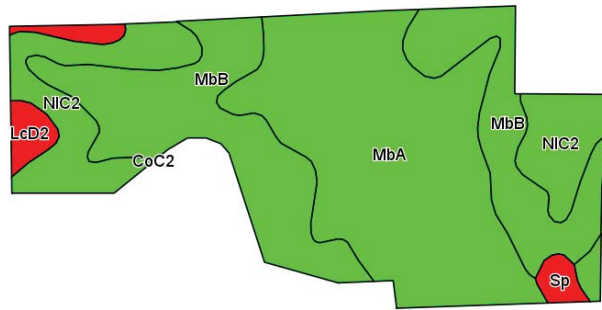
LISTING AGENTS-

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MADISON COUNTY FARM



Area Symbol: IA121, Soil Area Version: 18

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
MbA	Macksburg silty clay loam, 0 to 2 percent slopes	21.72	43.3%		Iw	93	95
MbB	Macksburg silty clay loam, 2 to 5 percent slopes	17.70	35.3%		Ile	88	90
NIC2	Nira silty clay loam, 5 to 9 percent slopes, moderately eroded	8.52	17.0%		IIle	72	64
LcD2	Lamoni clay loam, 9 to 14 percent slopes, moderately eroded	1.52	3.0%		IVe	10	15
Sp	Sperry silt loam	0.68	1.4%		IIIw	33	63
Weighted Average						84.3	85.1



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