

Marion County Land Available *58 Acres M/L*



\$300,000 (\$5,172/Acre)

Offering 58 acres m/l of productive land located just south of Knoxville in Marion County, IA. The property offers approximately 42.88 m/l acres of tillable ground with an average CSR of 61.6 (CSR2 60.8) of which 30.5 m/l acres are currently in row crop production and 4.8 acres are in CRP, with the remaining tillable acres in grass/hay/oats. A creek runs through the timber along the west side of the property offering plenty of wildlife habitat. Rural water and electric are available at the road. Located entirely in Section 30 of Knoxville Township, in Marion County, IA.

Directions: From Knoxville: Travel South on Highway 14 for 2 miles then head west on 130th Place. Travel east for 3/4 mile, then turn east on Oregon Street for 1/2 mile. Turn south on 135th Place, after 3/4 mile the property will be on the west side of the road. Look for signs.

School District: Knoxville Schools

CRP Contract:

CP23: 4.8 Acres @ \$234.10/acre expiring in 2023

Farm Program Details:

Corn Base: 26.2 Acres with a Direct and CC Yield of 97

Bean Base: 15.2 Acres with a Direct and CC Yield of 27

Total Base Acres: 41.4

Taxes: \$1,136/Year

Travis Smock

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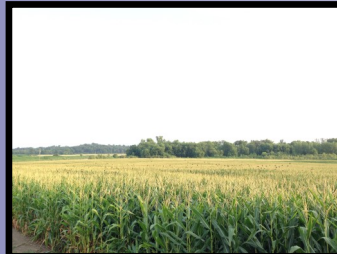
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Additional Information can be found at our website: [Listing #12036](#)