

Greene County

FARMLAND AVAILABLE



160 Acres M/L

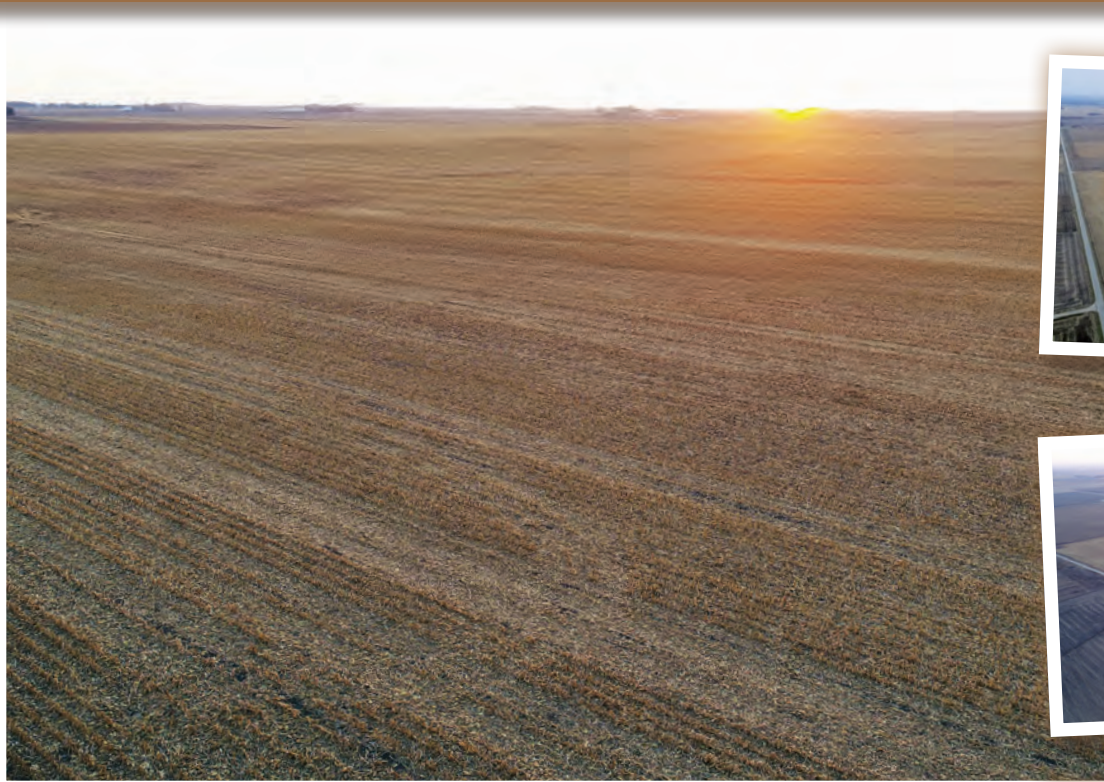


LISTING AGENTS

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Farmland Available



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County Road E53 & G Avenue, Scranton, Iowa Greene County, Iowa

Price: \$1,720,000
Price/Acre: \$10,750



ABOUT THE PROPERTY

Farm consists of 160 acres m/l which contains 154.54 tillable acres carrying an 86.4 CSR2. Primary soil types include Canisteo Nicollet, and Clarion loam. Farm is located just southeast of Scranton in Section 13 of Scranton Township. Great access by paved highway County Road E53 on the north side of the property. There is drainage tile working on this property, but maps are unavailable. Farm lease is open for the 2018 year, and farm has been soil tested in 2015. Soil test report and yield data are available for interested parties.

FARM DETAILS

Corn: 136 base acres with a PLC Yield of 151
Beans: 18.5 base acres with a PLC Yield of 44
Farm is currently enrolled in ARC-CO. Wetland Determination has not been completed.

LEGAL DESCRIPTION

The Northeast ¼ of Section 13, Township 83 North, Range 32 West of the 5th PM in Greene County, Iowa. Exact legal description to be taken from the abstract.

DIRECTIONS

From Scranton, travel south on Main St toward Elm St. Turn east onto Elm St. Elm St bends south and becomes S Kendrick St. Head south on S Kendrick St for ½ mile until you reach County Rd E53. Head east on County Rd E53 for 1.3 miles. Farm is situated southwest of the intersection of County Rd E53 and G Ave.

TILLABLE SOILS - CSR2

Code	Soil Description	Acres	% of Field	CSR2 Legend	Non-Irr Class	CSR2
L507	Canisteo clay loam	48.38	31.3%		IIw	87
L55	Nicollet loam	48.01	31.1%		Ie	91
L138B2	Clarion loam	27.60	17.9%		Ile	85
L138B	Clarion loam	15.90	10.3%		Ile	88
6	Okoboji silty clay loam	8.96	5.8%		IIIw	59
L107	Webster clay loam	4.42	2.9%		IIw	88
878B	Ocheyedan loam	1.20	0.8%		Ile	88

Weighted Average 86.4





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