

Asking
Prices

\$1,785,000

LISTING
#14405

Perry Street
Knoxville, IA 50138

PERRY STREET

MARION COUNTY, IA 357 Acres M/L For Sale

Diverse, quality farmland offered for sale in Marion County, IA. This property totals 357 acres m/l of individually distinct components, that when combined, offer a unique opportunity for agriculture, conservation, and recreation. 180 acres m/l of the property is currently in row crop, corn/soybean rotation. Soil types include Haig, Grundy, Pershing and Nira. Great laying, highly productive land. The farm also has 59.80 acres enrolled in CRP with an annual payment of \$11,088 providing additional income as well as wildlife habitat. Interior fencing provides the means to graze livestock on southernmost 80 acres. The farm has a healthy population of deer and turkey as well as upland game birds, both quail and pheasant. A great mix of recreation and income! This great property is located in section 28 of Franklin Township, Marion County, IA.

Details:

Listing #: 14405
Acres: 357 M/L
Price: \$1,785,000
Price/Acre: \$5,000
County: Marion, IA
Tillable: 244.58 Acres
CSR2: 65.5

Licensed to sell real estate in Iowa and Missouri, Kenny Herring is a versatile member of the Peoples Company team who strives to provide an unparalleled level of customer service to his clients. As an Accredited Land Consultant, Kenny is driven by a persistent work ethic and positive attitude with the motivation to satisfy all parties of a real estate transaction.



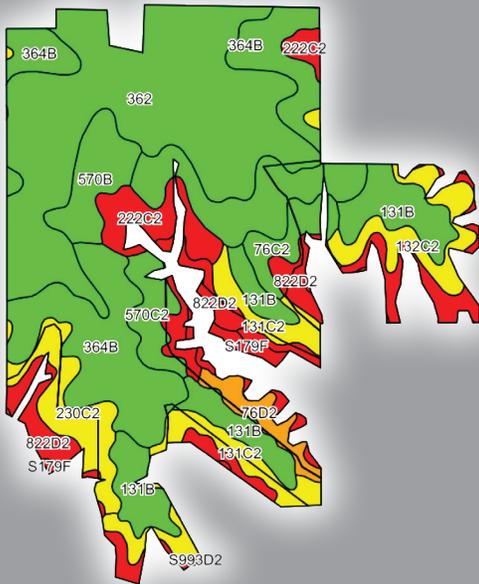
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PEOPLES
COMPANY
INNOVATIVE. REAL ESTATE. SOLUTIONS.

MARION COUNTY, IA

357 Acres M/L For Sale

Tillable Soils CSR2



Code	Soil Description	Acres	Percent of Field	Legend	CSR2
362	Haig silt loam	69.30	28.3%		83
364B	Grundy silty clay loam	55.10	22.5%		72
131B	Pershing silt loam	23.74	9.7%		70
822D2	Lamoni silty clay loam	14.72	6.0%		10
131C2	Pershing silt loam	13.88	5.7%		62
230C2	Clearfield-Arispe silty clay loams	10.67	4.4%		58
570B	Nira silty clay loam	9.60	3.9%		80
222C2	Clarinda silty clay loam	9.59	3.9%		28
132C2	Weller silt loam	8.88	3.6%		59
S993D2	Gara-Armstrong complex	8.84	3.6%		32
570C2	Nira silty clay loam	6.32	2.6%		72
76C2	Ladoga silt loam	5.54	2.3%		75
76D2	Ladoga silt loam	4.78	2.0%		49
SI79F	Gara loam	3.52	1.4%		19
69C2	Clearfield silty clay loam	0.10	0.0%		57
		244.58		Wtd Avg	65.5

FARM DETAILS:

FSA Cropland Acres: 246.16

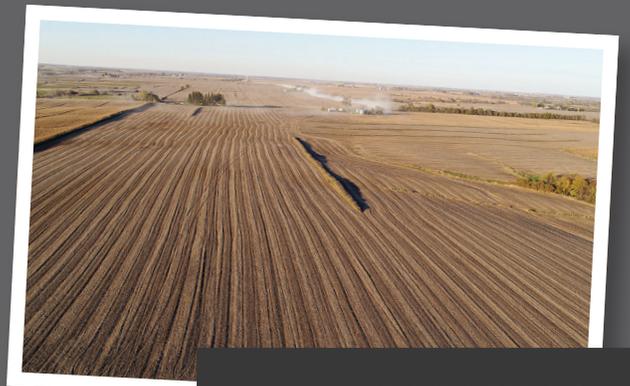
Corn: 115 Base Acres with a PLC Yield of 110

Soybeans: 62.5 Base Acres with a PLC Yield of 40

CRP Acres: 59.80, paying approximately \$11,088 annually

CP1: 43.37 acres, paying \$176.12/acre or \$7,638 annually through 9/30/22

CP4D: 16.43 acres, paying \$209.97/acre or \$3,450 annually through 9/30/23



DIRECTIONS: From Knoxville, IA, head west on W Pleasant Street for 1.8 miles. Merge onto IA Highway 5 and travel northwest for 4.7 miles until you reach Lisbon Street. Head west on Lisbon Street for 2.1 miles until you reach Highway S45. Go south on Highway S45 for 2.5 miles until you reach Newbold Street. Travel west on Newbold Street for 1 mile until you reach 35th Avenue. Travel south on 35th Avenue for 1.6 miles until 35th Avenue bends west and turns into Perry Street. The farm will be located on the south side of Perry Street. Look for Peoples Company signs.

For More Information:

Please look up listing #14405 on our website: PeoplesCompany.com



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