

LISTING #14553

FARMLAND AVAILABLE

FRANKLIN COUNTY,
IOWA



77.39

ACRES M/L

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FRANKLIN COUNTY, IOWA

ABOUT THE FARM Franklin County Farmland available near Hampton, Iowa! Property consists of 77.39 acres m/l with 76.34 FSA Cropland Acres - 48.69 acres are currently in row crop production and have a CSR2 rating of 75.4. The balance of the property includes 27.65 acres enrolled in two CRP (Conservation Reserve Program) contracts until 2026 with an annual payment of \$9,818. The CRP practices include 6.95 acres of the practice CP-27 and 20.73 acres of practice CP-28.

The farm includes improvements of drainage tile intakes and approximately 10,000 linear feet of 5", 6", 8", and a 12" drainage tile installed. The drainage tile currently drains to the northwest corner of the property and travels to the west before entering a 14" County Tile main. The County Tile size increases to 18", 20", and finally 24" before out-letting into Maynes Creek south west of Coulter, Iowa. A wetland determination has been completed on the farm and the tract has been deemed "prior converted"

or PC which would allow for current drainage tile to be maintained and new drainage tile to be installed on the farm without any restrictions. (Contact agent for copy of Wetlands Determination)

Responsible stewardship of the fertility has been maintained on this farm with the most recent soil sampling (completed in May of 2018) showing high levels of Phosphorous (P), Potassium (K), Organic Matter (Om), and favorable PH Levels. See "Attachments" for a copy of this Soil Testing Report. The crop rotation has been continuous corn and historical yield data would be available by contacting the listing agent. The farm is located directly west across the road from a Sparboe Farms facility that would give potential access to high nutrient chicken litter.

The farm is leased for the 2019 year but farming rights will be made available for the 2020 year. Property is located along a paved road Iowa Highway 3 in Section 31 of Marion Township and just off of Interstate 35 allowing for quick access to multiple nearby grain elevators and ethanol plants located within 30 miles from the farm.



PROPERTY ADDRESS

IOWA HIGHWAY 3 & HEATHER AVENUE
COULTER, IOWA 50431



DIRECTIONS

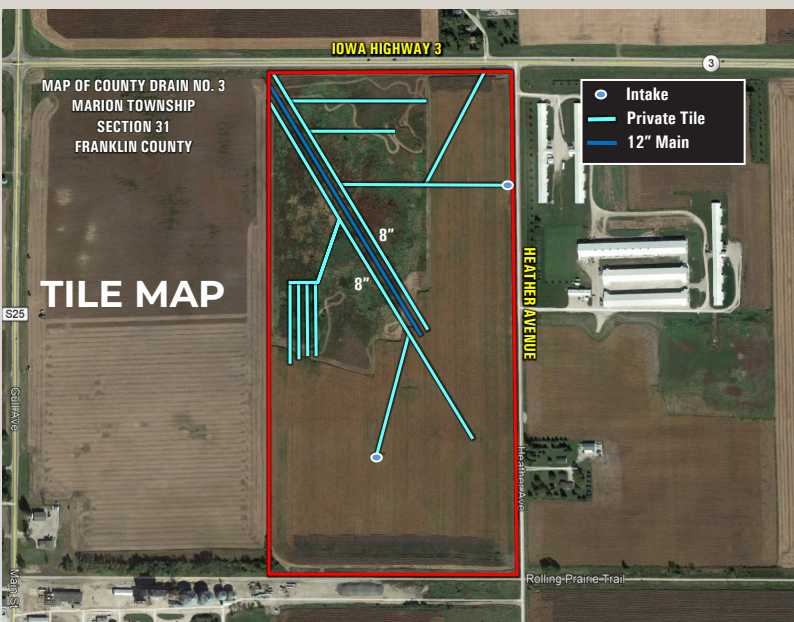
From Interstate 35, take exit 165 and travel east on Iowa Highway 3 for 1.5 miles. Farm is located on the southwest corner of Iowa Highway 3 and Heather Avenue. Look for Peoples Company sign.

FARM PROGRAM INFORMATION

FSA Cropland Acres: 76.34 Acres

Corn Base: 40.37 Acres with a PLC Yield of 146

Soybean Base: 3.39 Acres with a PLC Yield of 47



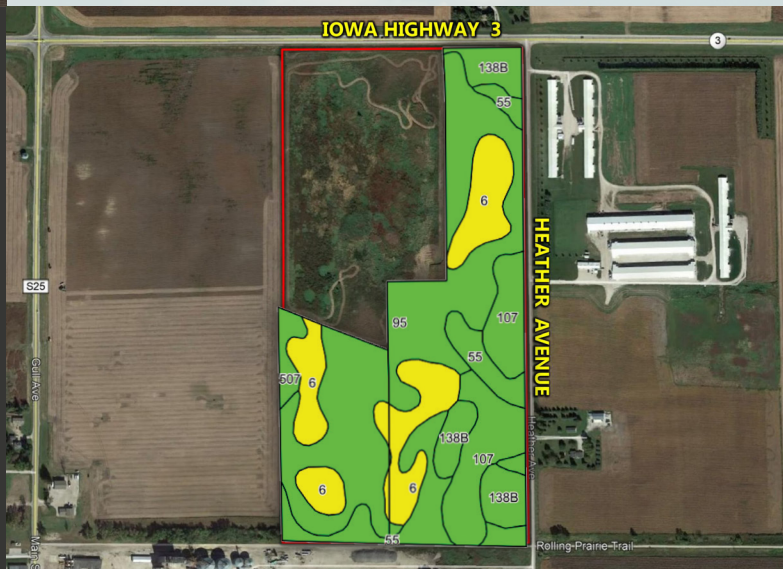
PRICE **\$535,000**

PRICE/ACRE **\$6,913**

NET TAXES **\$1,984**

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VISIT **PEOPLES COMPANY.COM**
FOR MORE INFORMATION!



TILLABLE SOILS MAP

Code	Soil Description	Acres	Percent of Field	CSR2 Legend	CSR2	CSR	NCCPI Overall
95	Harps clay loam	19.47	40.0%		72	63	77
6	Okoboji silty clay loam	10.11	20.8%		59	57	80
107	Webster clay loam	6.95	14.3%		86	84	80
55	Nicollet clay loam	6.75	13.9%		89	89	82
138B	Clarion loam	4.39	9.0%		89	82	83
507	Canisteo clay loam	1.02	2.1%		84	79	79
Weighted Average					75.4	70.4	79.3

CONTACT

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