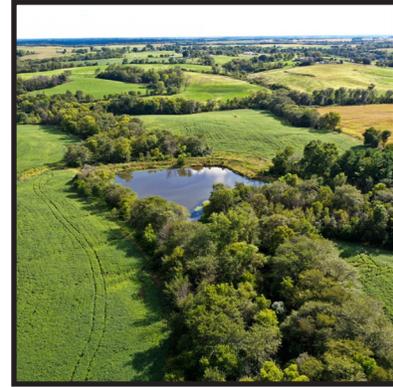
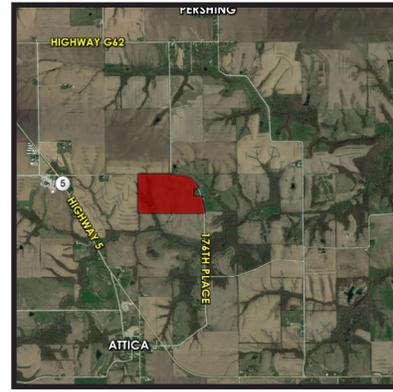
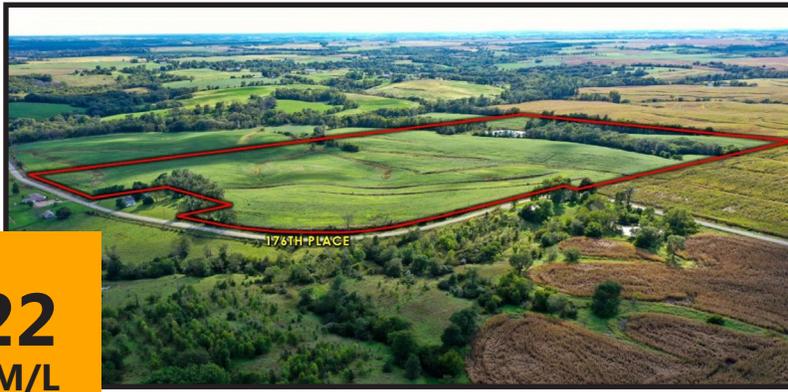


78.22
ACRES M/L



MARION COUNTY, IOWA

176th PLACE KNOXVILLE, IA 50138

DESCRIPTION

Peoples Company is pleased to offer 78.22 m/l acres of farmland located 5 miles Southeast of Knoxville, Iowa. The 68.36 m/l tillable acres carry a CSR2 of 70.3 and feature Sharpsburg soils. They have been improved with tile and terraces and are currently planted to soybeans. The property also includes a timbered draw, a nearly 2 acre stocked pond and has excellent hunting. Full possession can be given after harvest.

*There is an additional 49.67 acres m/l available across the road to the West.

DIRECTIONS

From Knoxville, IA travel South on Highway 5 towards Attica for approximately 3 miles and turn East onto Highway G62. Travel for 1.2 miles on Highway G62 and turn South onto 176th Place. The property lies approximately 1 mile south on 176th Pl. on the South and West side of the road.

FARM DETAILS

FSA Cropland Acres - 68.36

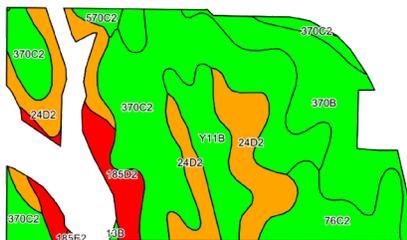
Corn - 41 base acres with a PLC Yield of 137

Soybeans - 41.88 base acres with a PLC Yield of 41

IMPROVEMENTS

Pond, Tile, Terraces

TILLABLE SOILS MAP



Code	Soil Description	Acres	Percent of Field	Legend	CSR2
370C2	Sharpsburg silty clay loam	25.55	37.4%		80
24D2	Shelby loam	13.38	19.6%		45
370B	Sharpsburg silty clay loam	12.70	18.6%		91
76C2	Ladoga silt loam	6.04	8.8%		75
Y11B	Colo	5.46	8.0%		80
185D2	Bauer silt loam	4.30	6.3%		13
570C2	Nira silty clay loam	0.70	1.0%		72
185E2	Bauer silt loam	0.13	0.2%		5
13B	Nodaway-Vesser silt loams	0.10	0.1%		79

Weighted Average 70.3

PRICE: \$545,000
PRICE PER ACRE: \$6,968

LISTING AGENT:

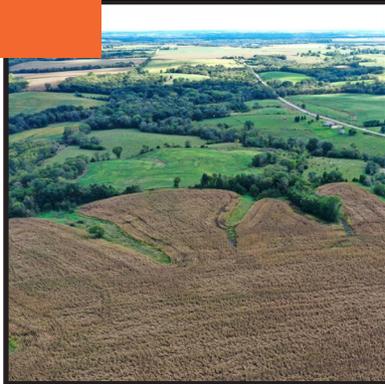
Daran Becker 515.979.3498

daran@PeoplesCompany.com





49.67
ACRES M/L



MARION COUNTY, IOWA

176th PLACE KNOXVILLE, IA 50138

DESCRIPTION

Peoples Company is pleased to offer 49.67 m/l acres of combination ground with open pasture, timbered draws, a stocked pond, and 14.52 acres of tillable ground. The pasture has good fence and is currently leased. The 10.33 acres currently in row crop have a CSR2 rating of 63.8 and would make an ideal food plot. The remaining tillable acres are currently in pasture.

Located approximately 5 miles southeast of Knoxville and just a mile off pavement, this would make an ideal building site with water, electric and gas located at the road. Come take a look.

*There is an additional 78.22 acres m/l available across the road to the West.

DIRECTIONS

From Knoxville, IA travel South on Highway 5 towards Attica for approximately 3 miles and turn East onto Highway G62. Travel for 1.2 miles on Highway G62 and turn South onto 176th Place. The property lies approximately 1 mile south on 176th Place on the East side of the road.

FARM DETAILS

FSA Cropland Acres - 14.52

Corn - 41 base acres with a PLC Yield of 137

Soybeans - 41.88 base acres with a PLC Yield of 41

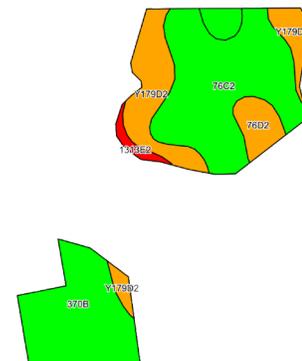
IMPROVEMENTS

Pond, Fence

TILLABLE SOILS MAP

Code	Soil Description	Acres	Percent of Field	Legend	CSR2
76C2	Ladoga silt loam	6.11	42.1%		75
370B	Sharpsburg silty clay loam	4.37	30.1%		91
Y179D2	Gara loam	2.93	20.2%		43
76D2	Ladoga silt loam	0.84	5.8%		49
1313E2	Munterville silt loam	0.27	1.9%		22

Weighted Average 70.9



PRICE: \$192,500
PRICE PER ACRE: \$3,876

LISTING AGENT:

Daran Becker 515.979.3498

daran@PeoplesCompany.com

