



Greene County
FARMLAND AVAILABLE
294 ACRES M/L OFFERED AS ONE UNIT OR TWO INDIVIDUAL TRACTS

Listing #14878

239.77 ACRES M/L

Listing #14879

54.66 ACRES M/L

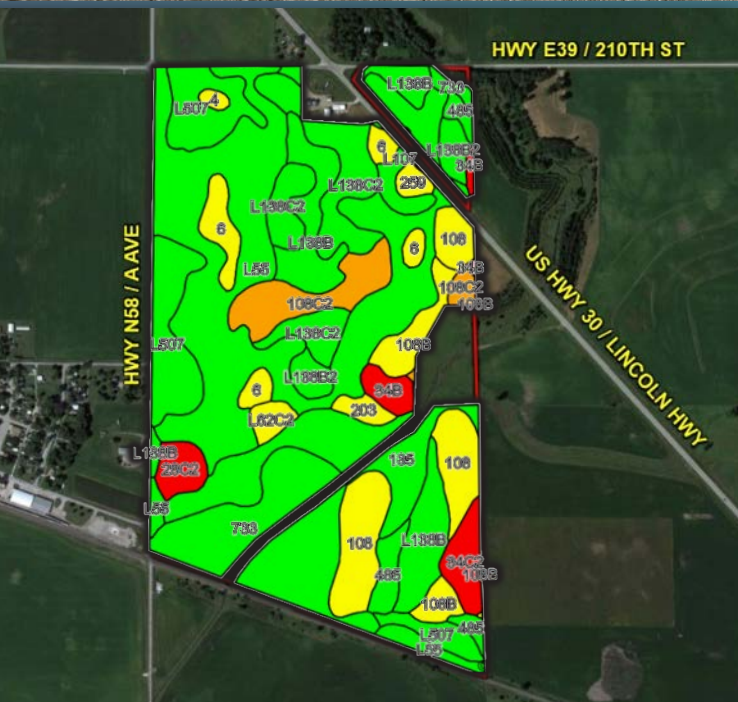


Directions Farm is located on the eastern edge of Ralston, Iowa. From Scranton, Iowa: Travel north out of Scranton on IA Highway 25 for 1 mile until reaching US Highway 30. Turn left (west) on US Highway 30 for four miles until reaching 210th Street. The farm is located on the southwestern edge of US Highway 30 and the southern edge of 210th Street. Look for signs.

Listing #14882

**294.43
ACRES M/L**

Price: \$2,350,000
Price/Acre: \$7,982
Net Taxes: \$6,718



Listing #14878 Tillable Soils Map

Code	Soil Description	Acres	Percent of Field	Legend	CSR2
L55	Nicollet loam	59.33	27.2%		91
733	Calco silty clay loam	23.65	10.8%		78
L507	Canisteo clay loam, Bemis moraine	19.00	8.7%		87
L138B	Clarion loam, Bemis moraine	17.74	8.1%		88
I35	Coland clay loam	16.66	7.6%		76
L138C2	Clarion loam, Bemis moraine	16.65	7.6%		83
108	Wadena loam	16.11	7.4%		56
108C2	Wadena loam	9.64	4.4%		44
6	Okoboiji silty clay loam	6.81	3.1%		59
108B	Wadena loam	6.10	2.8%		52

Weighted Average 76



Listing #14879 Tillable Soils Map

Code	Soil Description	Acres	Percent of Field	Legend	CSR2
733	Calco silty clay loam	27.15	56.3%		78
658	Mayer loam	5.95	12.3%		54
L138C2	Clarion loam, Bemis moraine	4.83	10.0%		83
L55	Nicollet loam	4.17	8.6%		91
L62C2	Storden loam, Bemis moraine	2.79	5.8%		64
L638C2	Clarion-Storden complex, Bemis moraine	1.90	3.9%		75
4	Knoke silty clay loam	1.45	3.0%		56

Weighted Average 75.1

Listing #14878 / **239.77 Acres M/L**

Description

Opportunity to own high quality farmland along the Greene/Carroll County line. This 239.77 Acre M/L property offers 218.14 current FSA Tillable Acres carrying a CSR2 of 76. This farm features Nicollet Loam with a CSR2 of 91 as its predominant soil type. The farm is located less than a mile from the Ralston Landus Cooperative and has a strong yield history making this an excellent investment farm or add-on piece to an existing farming operation. The farmland is located on the eastern edge of Ralston, Iowa in Section 31 of Kendrick Township, Greene County, Iowa.

The farm is improved with two 7 tower Lindsay irrigation pivots. Both irrigation pivots pull water from a 170 feet deep well located at the base of the north pivot. The water use permit allows 150 acre feet per year at a maximum rate of 800 gallons per minute during April 1st to September 30th of each year for irrigation on 170 acres. The current well permit expires on July 6th, 2023. Contact agent for copies of the water use permit.

Farm is leased for the 2020 crop year. There is a tile easement and agreement on the property. The easement allows the neighbor to the west to install tile and outlet water into Otter Creek (contact agent for details). Additional 54.66 acres for sale south of this farm. See page 3.



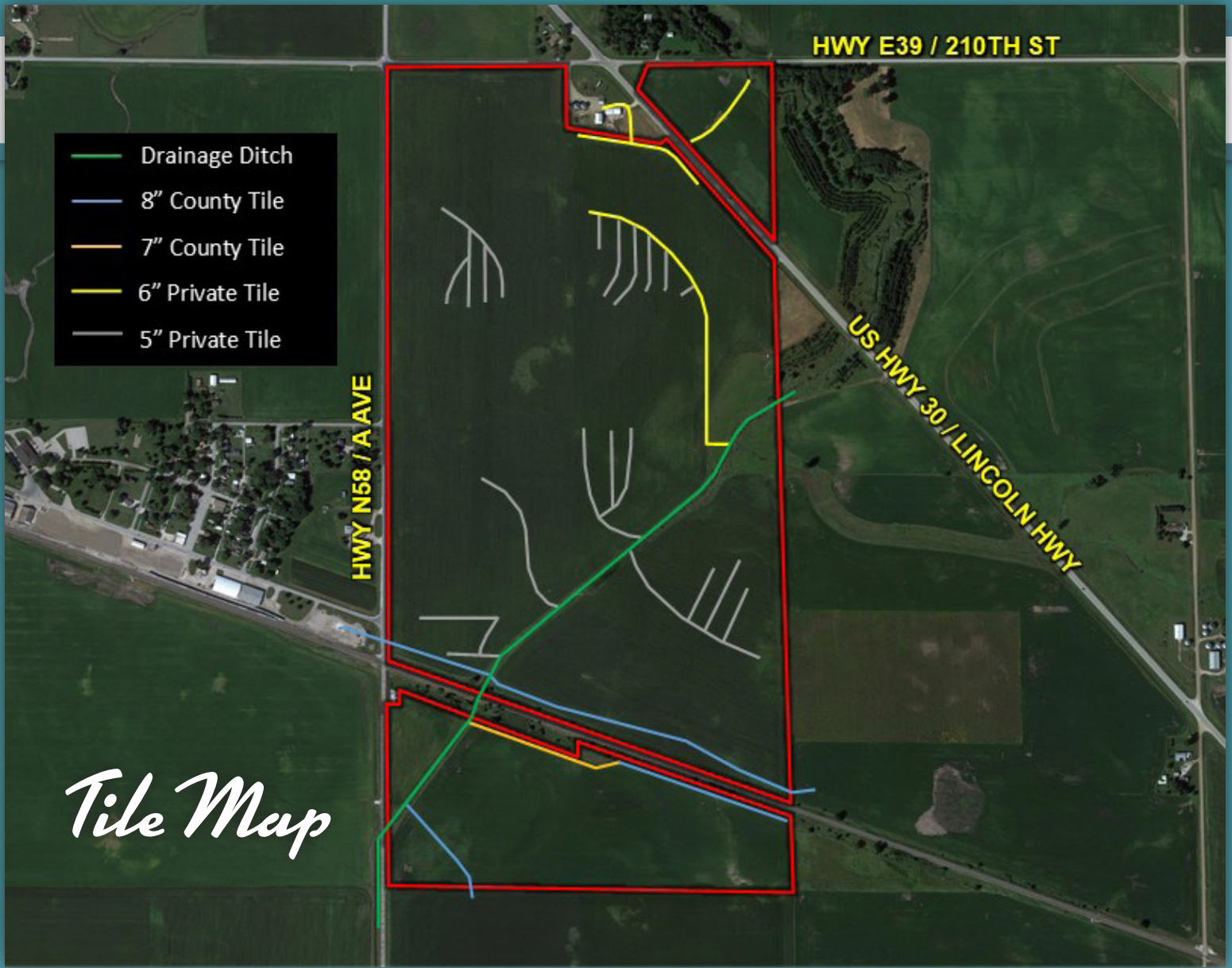
Farm Details

FSA Cropland Acres: 218.14

Corn: 171.6 Estimated Base Acres with a PLC Yield of 163

Soybeans: 46.4 Estimated Base Acres with a PLC Yield of 48

Price: \$1,900,000 | **Price/Acre:** \$7,924 | **Net Taxes:** \$5,440



<i>Yield Information</i>		
	SOYBEANS	CORN
2017	70 Bu./Acre	—
2018	—	248 Bu./Acre
2019	* 55.69 Bu./Acre	192.2 Bu./Acre

* South of Railroad Tracks

Listing #14879 / **54.66 Acres M/L**



Description

Opportunity to own high quality farmland along the Greene/Carroll County line. This 54.66 Acre M/L property offers 48.24 current FSA Tillable Acres carrying a CSR2 of 75.1. The farm is located less than a mile from the Ralston Landus Cooperative and has a strong yield history making this an excellent investment farm or add-on piece to an existing farming operation. The farmland is located on the eastern edge of Ralston, Iowa in Section 31 of Kendrick Township, Greene County, Iowa.

Farm Details

FSA Cropland Acres: 48.24

Corn: 37.9 Estimated Base Acres with a PLC Yield of 163

Soybeans: 10.3 Estimated Base Acres with a PLC Yield of 48



Price: \$450,000 | **Price/Acre:** \$8,233 | **Net Taxes:** \$1,278



12119 Stratford Drive, Ste B
Clive, Iowa 50325

PeoplesCompany.com

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294.43 ACRES M/L OFFERED AS ONE UNIT OR TWO INDIVIDUAL TRACTS



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