

JASPER COUNTY
FARMLAND

FOR SALE

Maxwell



FARM

Maxwell FARM

1

NORTH TRACT
117.49 Acres M/L
\$997,400

W 140th Street N
Mingo, Iowa 50168

Listing #15046

2

SOUTH TRACT
117.19 Acres M/L
\$999,175

99th Avenue W
Mingo, Iowa 50168

Listing #15047

3

ENTIRE FARM
234.68 Acres M/L
\$1,975,000

Listing #15048



MATT ADAMS | 515.423.9235
Matt@PeoplesCompany.com

Visit [PEOPLES COMPANY.COM](https://www.peoplescompany.com) for more information, maps, and aerial photos.

Property Details



HIGH-QUALITY FARM in a strong farming area! Peoples Company is pleased to be representing the owners of 234.68 acres m/l located in the northwest corner of Jasper County, Iowa, and Section 8 of Clear Creek Township. There is an estimated 199.12 FSA Tillable Acres carrying a CSR2 rating of 80.3; the primary soil types are top producing Clarion, Lester, and Nicollet Loams. Over 50% of the soil types carry a CSR2 rating over 88! The balance of the property includes a block of timber that is connected with a 1.5-acre pond. It has easy access to the surrounding area with a location just west of US Hwy 65 and equal distance between the towns of Maxwell, Collins, and Farrar, Iowa. **Land in this general area is tightly held and rarely makes it to the open market, making for a solid, long term investment or an addition to an existing farming operation.**

The farm has been improved with drainage tile and terraces to keep topsoil in place and navigate water off of the farm. Conservation practices have been actively applied with well-maintained waterways and terraces. Several competing grain marketing options are located nearby, including both ethanol plants and a variety of grain elevators/cooperatives. The farm is leased for the 2020 farm year.

Also included is a 1,120 square-foot, two-bedroom, one-and-a-half-bathroom



single-family home that was built in 1999. Improvements include steel exterior siding, two concrete patios, and an enclosed breezeway with an attached garage. In addition, there are several functional outbuildings, including a variety of machine sheds, grain bins, and barn/livestock areas on the property. Included with the sale of the property are a well-maintained machine shed that was built in 1991 that measures approximately 60' x 36', a 6,500-bushel steel grain storage bin, and a 500-gallon LP tank near the house. There are personal property and equipment owned by the current farm operator or owners located on the property that will be removed upon Closing and includes the 500- and 1,000-gallon LP tanks near the grain bin, 24' x 48' Open Front Cattle Shed, and the cattle lot fences and gates.

Should a Buyer have any additional questions about items that would be or not be included with the property or lease details, please contact the listing agent. The electric service is provided by Mid-American Energy and the house is currently served by a well, however, rural water is available

through Central Iowa Water Association. There is also a 15 ft. well usage and waterline easement along with a 20 ft. Ingress - Egress easement on the property for the benefit of the house and acreage site located at 13710 N. 99th Avenue W (not included in the sale of this property).

Farm Details

Estimated FSA Cropland Acres: 199.12

Base Acres: 169.60

Corn: 134.70 Base Acres with a PLC Yield of 146

Soybean: 34.90 Base Acres with a PLC Yield of 47

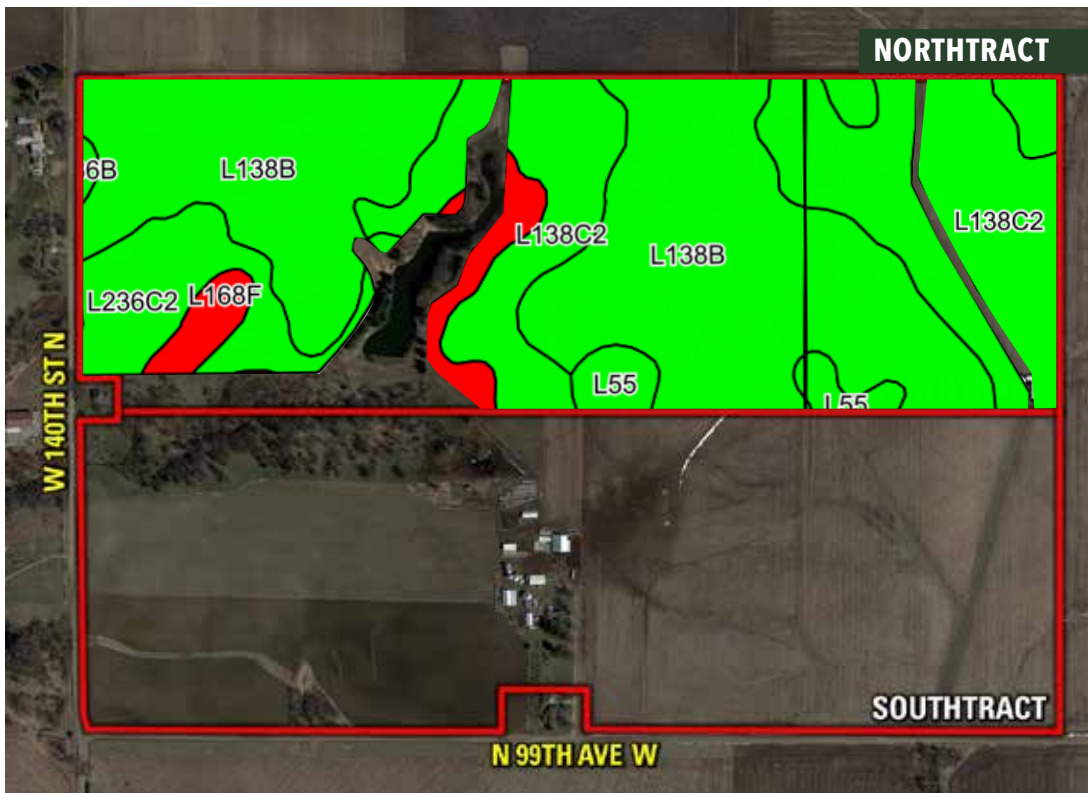
Gross Taxes: \$9,120.00

Directions

From I-80: Travel northeast on U.S. Highway 65/State Highway 330 and take the U.S. Highway 65 exit. Travel north for 1.5 miles and turn left (west) onto N 99th Avenue W for 0.25 miles. The farm will be located on the north side of the road.

North Tract

TILLABLE SOILS



Details

117.49 total acres with 107 farmland acres and a CSR2 rating of 81.5

Over 80% of the farm includes top producing soil type Clarion Loam

Balance of property includes block of timber with 1.5-acre pond

Improved with private drainage tile, terraces, and well-maintained waterways

Several competing grain marketing options located nearby, including both ethanol plants and a variety of grain elevators/cooperatives

Farmland is leased for the 2020 but will be open for 2021

Code	Soil Description	Acres	% of Field	CSR2	
L138B	Clarion loam, Bemis moraine, 2-6%	55.72	52.1%	88	<div style="width: 100%; height: 10px; background-color: green;"></div>
L138C2	Clarion loam, Bemis moraine, 6-10%	33.08	30.9%	83	<div style="width: 100%; height: 10px; background-color: green;"></div>
L236C2	Lester loam, Bemis moraine, 6-10%	9.00	8.4%	77	<div style="width: 100%; height: 10px; background-color: green;"></div>
L168F	Hayden loam, Bemis moraine, 22-40%	5.32	5.0%	5	<div style="width: 100%; height: 10px; background-color: red;"></div>
L55	Nicollet loam, 1-3%	3.20	3.0%	91	<div style="width: 100%; height: 10px; background-color: green;"></div>
L236B	Lester loam, Bemis moraine, 2-6%	0.68	0.6%	85	<div style="width: 100%; height: 10px; background-color: green;"></div>
Weighted Average:				81.5	

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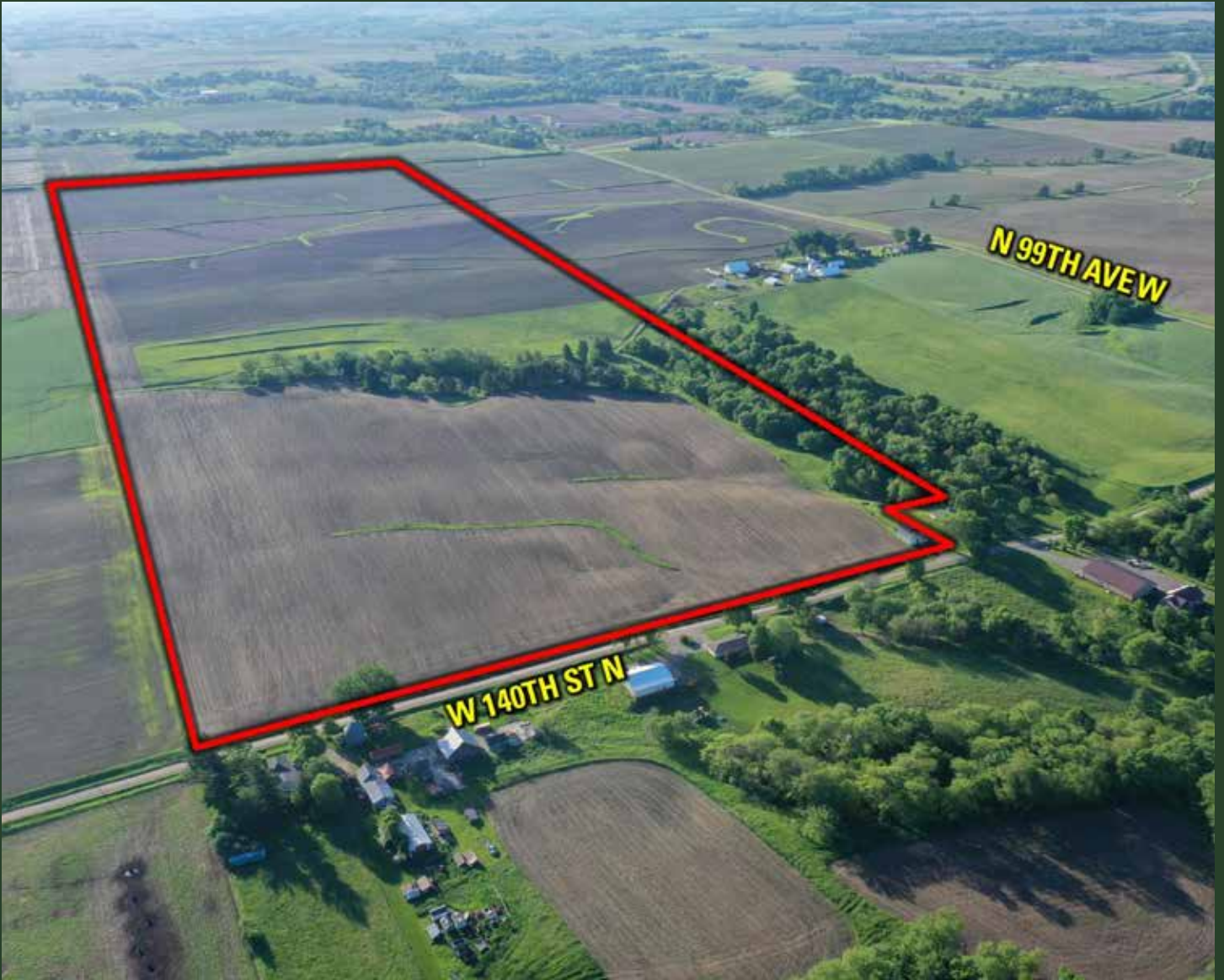
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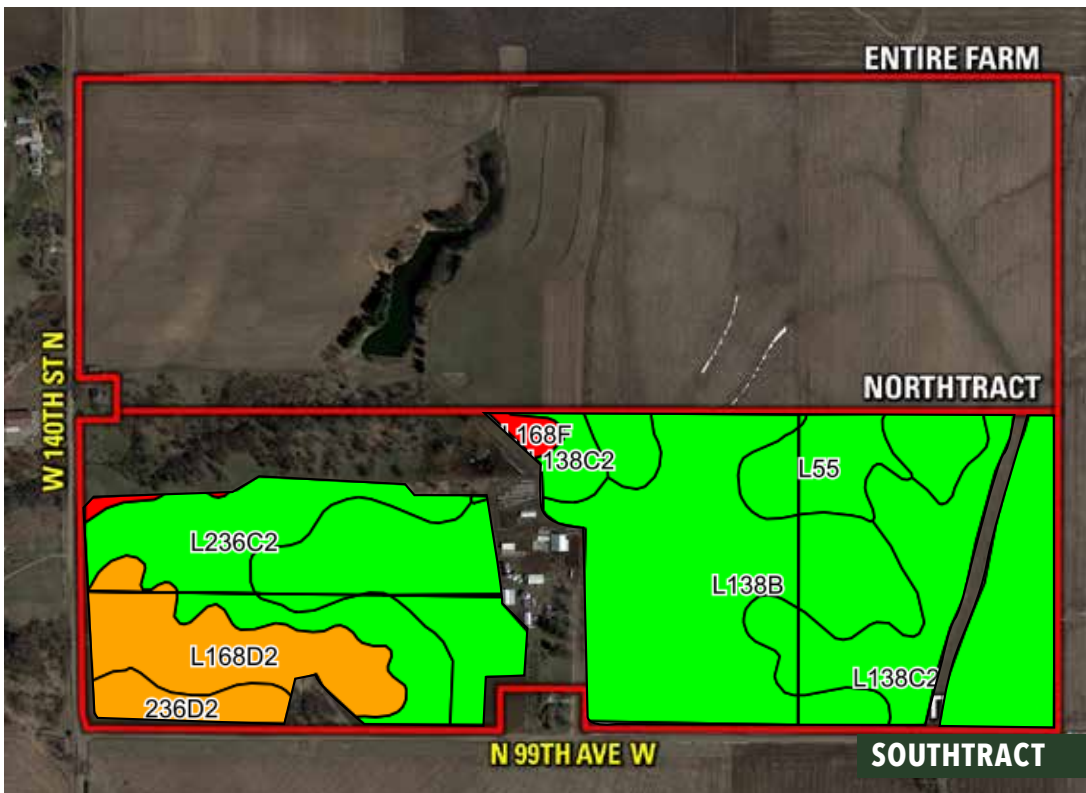


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South Tract

TILLABLE SOILS



Details

117.19 total acres with 92.12 farmland acres and a CSR2 rating of 79

Balance of property includes timber and pasture area

1,120 square-foot, two-bedroom, one-and-a-half-bathroom single-family home built in 1999

Steel exterior siding, two concrete patios, and enclosed breezeway with an attached garage

Several functional outbuildings, including a variety of machine sheds, grain bins, and barn/livestock areas

Well-maintained 60' x 36' machine shed built in 1991 and a 6,500-bushel steel grain bin with dryer

Improved with private drainage tile, terraces, and well-maintained waterways

Farmland is leased for the 2020 but will be open for 2021

Code	Soil Description	Acres	% of Field	CSR2	
L138B	Clarion loam, Bemis moraine, 2-6%	39.68	43.1%	88	
L138C2	Clarion loam, Bemis moraine, 6-10%	20.69	22.5%	83	
L236C2	Lester loam, Bemis moraine, 6-10%	12.70	13.8%	77	
L168D2	Hayden loam, Bemis moraine, 10-22%	8.88	9.6%	42	
L55	Nicollet loam, 1-3%	6.33	6.9%	91	
236D2	Lester loam, Bemis moraine, 10-16%	2.77	3.0%	49	
L168F	Hayden loam, Bemis moraine, 22-40%	1.07	1.2%	5	
Weighted Average:				79	

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Clive, Iowa 50325

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High-Quality Farmland Available
for the First Time in Over

90 Years