

WRIGHT COUNTY, IOWA **FARMLAND AVAILABLE**

160.27
ACRES M/L

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ADDRESS | 130TH STREET / C20 AND NELSON AVENUE | BELMOND, IA 50421

Offering 160.27 acres m/l of highly productive Wright County farmland. The farm is located northwest of Belmond, Iowa on 130th Street/C20 and Nelson Avenue in Section 18 of Belmond Township. Recent work has been completed to improve farmability with tillable acres estimated to total approximately 148 acres carrying a CSR2 of 85.1 subject to being certified by the Farm Service Agency. Productive soil types include Kossuth, Ottosen, and Bode. The farm is located in Drainage Districts 10 and 77 and contains a 22-inch county tile main that runs through the southeast corner of the farm up to the west portion of the property before out-letting into the drainage ditch running through the center of the farm. The wetland determination has been completed and the farm 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. The farm receives hog manure as a fertility source and shows potential for a hog confinement to be built on-site. The farm lease has been terminated and is open for the 2021 growing season.

Contact agent for yield information and hog manure application records.

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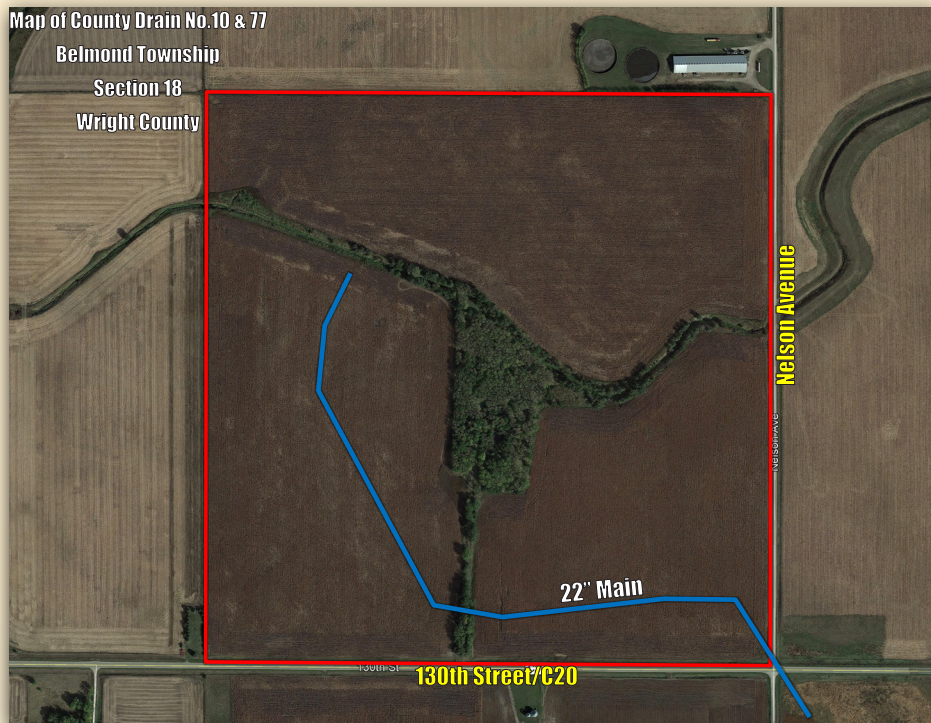


PRICE
\$1,300,000

PRICE/ACRE
\$8,111/ACRE

REAL ESTATE TAXES
\$4,788

DRAINAGE TAXES
\$426.29



FARM PROGRAM INFORMATION

FSA Cropland Acres: 139.71 Acres

Corn base: 102.87 Acres with a PLC Yield of 132.

Soybean Base: 36.39 Acres with a PLC Yield of 44.

**The farm will need to be reconstituted by the Farm Service Agency to determine the exact amount of Effective DCP Cropland Acres.*



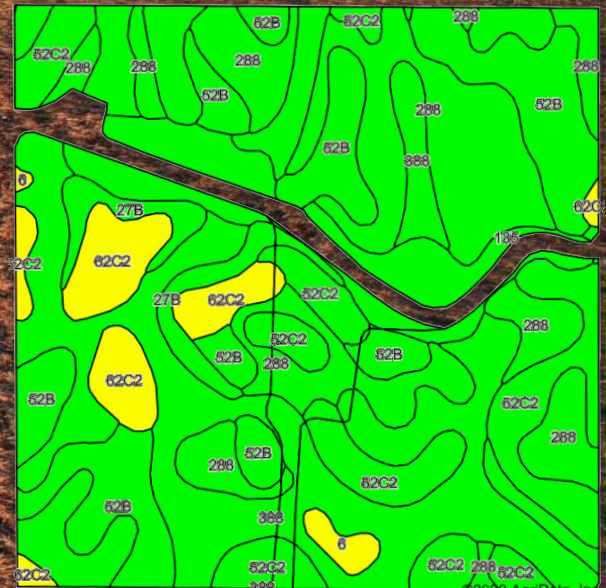
DIRECTIONS: From Belmont, Iowa: Travel north on Highway 69 for 1 mile before turning onto 130th Street/C20. Travel west on 130th Street/C20 for 5 miles and the property is situated on the northwest corner of 130th Street/C20 and Nelson Avenue.



ESTIMATED TILLABLE SOILS MAP

Code	Soil Description	Acres	% of Field	Legend	CSR2
388	Kossuth silty clay loam	42.36	28.6%		86
288	Ottosen clay loam	33.53	22.7%		91
52B	Bode clay loam	24.60	16.6%		91
52C2	Bode clay loam	22.15	15.0%		82
135	Coland clay loam	10.04	6.8%		76
62C2	Storden loam	9.27	6.3%		64
27B	Terril loam	4.78	3.2%		87
6	Okoboji silty clay loam	1.27	0.9%		59

Weighted Average **85.1**



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