

WEBSTER COUNTY

Land Available



60 ACRES M/L

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NEARLY 100% TILLABLE FARM

Description

Peoples Company is pleased to be representing the sale of Webster County farmland! This affordable tract consists of 60 acres m/l with 57.02 NHEL tillable/farmland acres with a CSR2 rating of 73.7. This nearly 100% tillable farm is located within a great farming community and has convenient access off of US Highway 169.

Several grain marketing options are located nearby offering competitive bidding, including a mix of grain elevators and ethanol plants. The farm is open for the 2021 cropping season. This land would be a great add-on to an existing farming operation or a smart investment for a Buyer looking to diversify their portfolio. The farmland is located approximately three miles southwest of Dayton, Iowa, and four miles north of Boxholm, Iowa in Section 27 of Dayton Township.

There are two 12" Webster County drainage tile lines located on the parcels directly to the west and south of the farm. Rural water is offered through Xenia Rural Water (8" waterline along the east side of Quail Avenue) and electric service through Midland Power Cooperative (along both 380th Avenue and Quail Avenue) for the farm.

Farm Details

FSA Cropland Acres: 57.02
Base Acres: 57.02

Corn: 33.42 Base Acres
Soybeans: 23.60 Base Acres

Net Taxes: \$1,500
CSR2: 73.7

Tillable Soils



Code	Soil Description	Acres	% of Field	CSR2
383	Marna silty clay loam	24.78	43.5%	69 ●
385	Guckeen silty clay loam	14.75	25.9%	83 ●
5507	Corvuso-Brownton complex	7.60	13.3%	72 ●
1507	Brownton silty clay loam	2.86	5.0%	62 ●
6	Okoboji silty clay loam	2.59	4.5%	59 ●
1555	Nicollet-Guckeen complex	2.37	4.2%	86 ●
1138B	Clarion clay loam	2.07	3.6%	90 ●
Weighted Average				73.7

60 ACRES M/L | \$550,000

380th Street & Quail Avenue | Dayton, Iowa



Crop Yields

Year	Corn (APH)	Soybeans (APH)
2010	–	41
2011	187	–
2012	–	38
2013	154	–
2014	–	44
2015	183	–
2016	–	69
2017	201	–
2018	–	44
2019	163	–
2020	–	51
Average Yield	180	50
Approved APH Yield	205	54

Directions

From Dayton, Iowa: Travel south on S. Main Street/State Highway 175 and take a slight right turn onto Racine Avenue. Continue for about 0.75 miles, then turn right (west) onto 380th Street and travel for one mile. The farm will be located on the southwest corner of the intersection of 380th Street and Quail Avenue. Look for the Peoples Company signs.

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