



156.06
ACRES M/L

BOONE
COUNTY, IA FARMLAND
AVAILABLE

LISTING #15836
PEOPLES COMPANY.COM

JAXON GOEDKEN
319.283.0084
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DESCRIPTION

Peoples Company is proud to offer high-quality tillable acres and timber. The property is in Section 30 of Colfax Township on paved County Highway E 62. The property consists of 156.06 total acres with approximately 103.90 FSA tillable acres carrying a CSR2 of 81.2, well above the county average. Primary soil types on the tillable acres include Nicollet loam, Clarion loam, Webster clay loam, and Zenor sandy loam. In 2017, the farm was patterned tiled with over 55,000 feet of tile installed. The remaining acres consist of high-quality hardwood timber providing prime recreational opportunities. The timber acres can be excluded from the sale if the buyer prefers. The farm lease is terminated and will be open for the 2022 growing season.

LEGAL DESCRIPTION

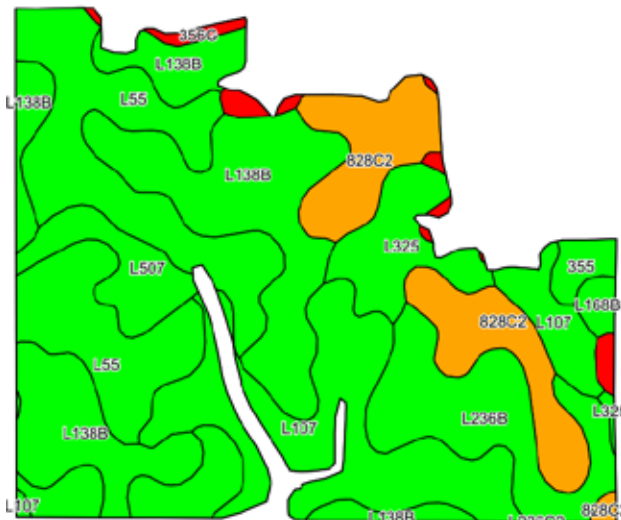
The NE 1/4 of Section 30 Township 82 North Range 26 West of the 5th P.M. in Boone County, Iowa.

FARM DETAILS

FSA Cropland Acres: 103.90; CSR2: 81.2; Net Taxes: \$3,493

DIRECTIONS

From Woodward, IA: Travel north on Highway R18 for approximately 1.75 miles to 325th Street/County Highway E 62. Turn right on 325th Street/County Highway E 62 and travel east approximately .75 miles and the farm will be on the north side of the road.



LISTING PRICE

\$1,605,000

TILLABLE SOILS MAP

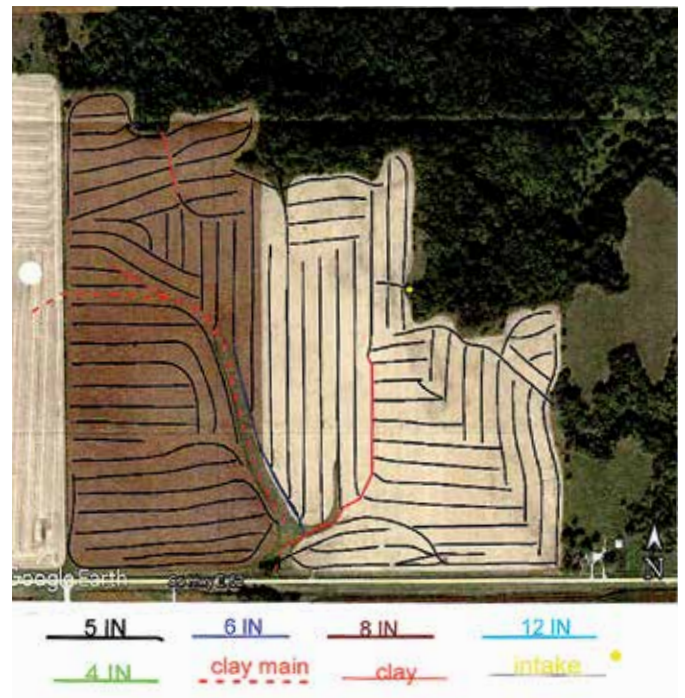
Code	Soil Description	Acres	Percent of Field	CSR2 Legend	CSR2
L55	Nicollet loam	25.36	24.4%	Green	91
L138B	Clarion loam	25.23	24.3%	Green	88
L107	Webster clay loam	17.81	17.1%	Green	88
828C2	Zenor sandy loam	12.01	11.6%	Orange	44
L236B	Lester loam	9.93	9.6%	Green	85
L325	Le Sueur loam	5.46	5.3%	Green	78
L507	Canisteo clay loam	4.07	3.9%	Green	87
356G	Hayden-Storden loam	1.87	1.8%	Red	5
355	Luther loam	1.30	1.3%	Green	84
L168B	Hayden loam	0.86	0.8%	Green	76
Weighted Average					81.2



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UBBEN TILING



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