

# Marion County Iowa

Land  
Available

Listing  
#16136

PC

# 298 Acres m/L

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#16136**

Peoples Company is pleased to represent 298 Acres M/L located in Marion County, Iowa. The farm offers productive soil types for row crop production combined with prime pasture land. Currently functioning as an organic dairy operation combining not only all organic hay and pasture but also organic row crop production. The pasture is paddocked for rotational grazing and is conveniently tied to the main milking barn. Grazing management practices such as pasture rotation are currently used and rural water is available in each of the current paddocks. FSA shows just over 218.53 acres M/L tillable offering a CSR2 of 58.9 making it suitable for continuous crop production. In addition to the productive soils and open pastures, this property also offers a large pond and hardwood timber making it not only productive but also an outdoorsman's paradise. Improvements on the property include an 80' x 190' open sided pole building/barn as well as a 40' x 60' pole building, both built in 2012.

The property is situated east of Pleasantville, IA just 0.5 miles off of pavement. This farm offers endless potential from farming and ranching as well as a prime farmstead setting.



**298**  
Acres M/L



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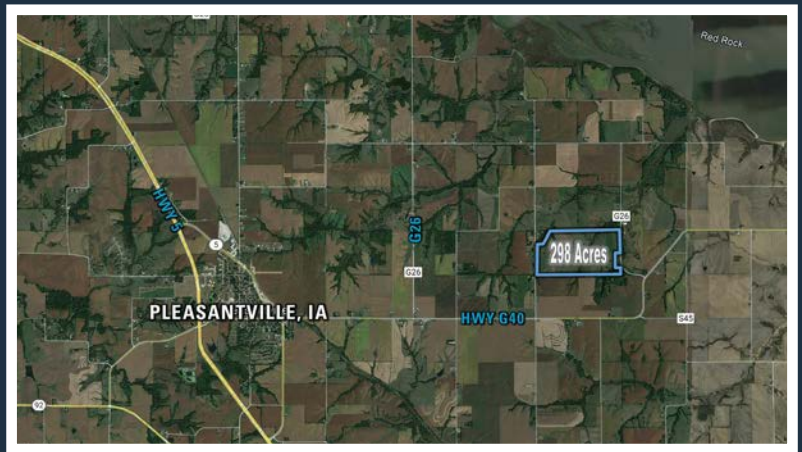


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# Directions

From Pleasantville, IA travel east on Hwy G 40/E Jasper St toward S Church St for approximately 3 miles. Turn north onto 75th Ave and travel approximately 0.5 miles. The property is located on the east side of the road down the lane driveway. Look for Peoples Company sign.

75th Ave Pleasantville, IA 50225



Price  
\$2,130,000  
Net Taxes  
\$8,398.00

## Improvements

Buildings: Open sided pole building/barn  
80' x 190' with attached 40' x 60' pole building.

Rural Water, Large pond, and Fencing.

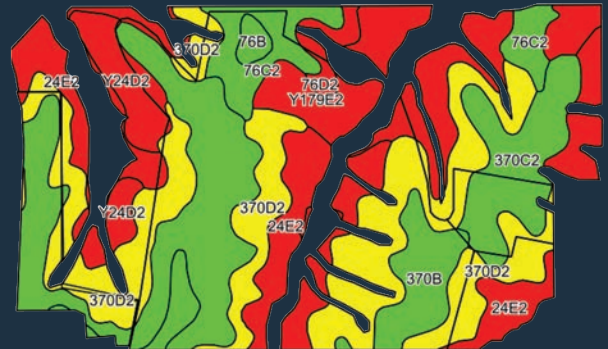


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## Tillable Soils Map

| Code   | Soil Description           | Acres | % of Field | Legend | CSR2 |
|--------|----------------------------|-------|------------|--------|------|
| 370D2  | Sharpsburg silty clay loam | 62.02 | 28.4%      | ●      | 54   |
| 370C2  | Sharpsburg silty clay loam | 53.60 | 24.5%      | ●      | 80   |
| 24E2   | Shelby loam                | 35.41 | 16.2%      | ●      | 40   |
| Y179E2 | Gara loam                  | 24.90 | 11.4%      | ●      | 32   |
| 370B   | Sharpsburg silty clay loam | 13.44 | 6.2%       | ●      | 91   |
| 76C2   | Ladoga silt loam           | 12.66 | 5.8%       | ●      | 75   |
| Y24D2  | Shelby clay loam           | 11.59 | 5.3%       | ●      | 49   |
| 76D2   | Ladoga silt loam           | 3.02  | 1.4%       | ●      | 49   |
| 76B    | Ladoga silt loam           | 1.66  | 0.8%       | ●      | 86   |
| W      | Water                      | 0.23  | 0.1%       | ●      | 0    |

Weighted Average 58.9



FOR MORE INFORMATION VISIT [PEOPLESCOMPANY.COM](http://PEOPLESCOMPANY.COM) | LISTING #16136

**PEOPLES**  
COMPANY  
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