

FARMLAND FOR SALE

Madison County IOWA

LISTING
#16247

76.62 Acres M/L

*25 acres currently in row
crop production carrying a
CSR2 of 78.2*



LISTING
#16249



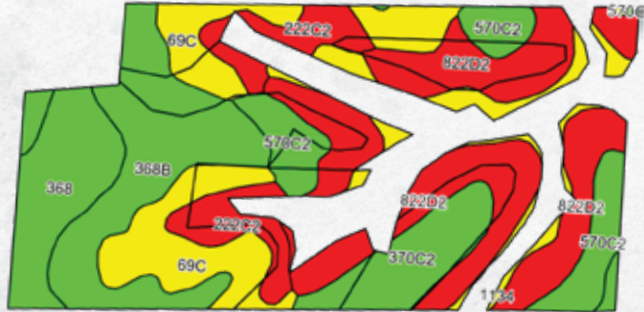
38.45 Acres M/L

*20 acres currently
in row crop production
carrying a CSR2 of 88*

DESCRIPTION

Peoples Company is pleased to offer 76.62 acres m/l in Madison County, Iowa that would serve as an excellent location for future building opportunities. This farm is conveniently located directly north of Truro in Section 10 of Ohio Township and within the Interstate 35 Community School District. The property offers a suitable building site for nearly all home types and would also accommodate livestock and hobby farm activities. Electric service is provided through Interstate Power & Light Company, and

rural water is serviced through Warren Water District. Both are both located at the road. There are approximately 25 acres currently in row crop production carrying a CSR2 of 78.2. Primary soil types include Macksburg silty clay loam and Clearfield silty clay loam with slopes ranging from 0 to 9 percent. Additional land could be cleared to add several more acres into production. Recreational activities unlimited and this property and it is located within 40 minutes of the Des Moines Metro.



Code	Soil Description	Acres	% of Field	CSR2
822D2	Lamoni clay loam	16.93	27.0%	7
368B	Macksburg silty clay loam	11.60	18.5%	89
69C	Clearfield silty clay loam	9.70	15.5%	59
368	Macksburg silty clay loam	6.03	9.6%	93
570C2	Nira silty clay loam	5.87	9.4%	81
222C2	Clarinda silty clay loam	4.95	7.9%	38
370C2	Sharpsburg silty clay loam	4.55	7.3%	80
1134	Colo, frequently floodedEly silty clayloams	3.10	4.9%	59
Weighted Average				55.7

DIRECTIONS

From Interstate 35: Take the Truro exit and go west on Truro Road. Continue west on Truro Road to the town of Truro. Turn right and go north on N West Street for a 1/2 mile. N West Street changes to Valleyview Ave. The property is on the east side of Valleyview Avenue.

Acres
76.62

Cropland Acres
62.33

Price
\$745,000

Price Per Acre
\$9,723

Oats: 3.50 Base Acres with a PLC yield of 46

Corn: 41.94 Base Acres with a PLC yield of 113

Soybeans: .60 Base Acres with a PLC yield of 36

DESCRIPTION

Peoples Company is pleased to offer 38.45 acres m/l in Madison County, Iowa with excellent future build opportunities. This farm is conveniently located directly north of Truro in Section 9 of Ohio Township and within the Interstate 35 Community School District. The property offers a suitable building site for nearly all home types and would also accommodate livestock and hobby farm activities. Electric service is provided through Farmers Electric Coop and rural water is serviced through Warren Water District,

which are both located at the road. There are approximately 20 acres currently in row crop production carrying a CSR2 of 88. Primary soil types include Macksburg silty clay loam and Givin silt loam with slopes ranging from 0 to 5 percent. Additional land could be cleared to add several more acres to production. Recreational activities are unlimited on this property and with a short 40 minute commute to the Des Moines Metro this property boasts oppourtunities for many buyers.

DIRECTIONS

From Interstate 35: Take the Truro exit and go west on Truro Road. Continue west on Truro Road to the town of Truro. Turn right and go north on N West Street for one mile. N West Street changes to Valleyview Ave. The property is on the west side of Valleyview Avenue.

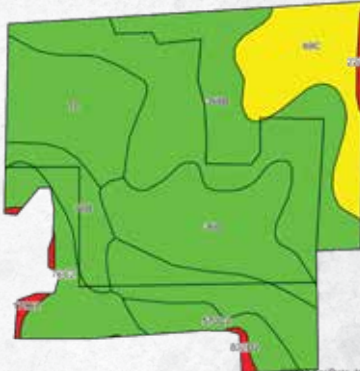
Acres
38.45

Price
\$475,000

Price Per Acre
\$12,353

Cropland Acres
33.56

Corn
33.56 Base Acres with a PLC yield of 113 bushels



Code	Soil Description	Acres	% of Field	CSR2
368B	Macksburg silty clay loam	13.88	41.4%	89
368	Macksburg silty clay loam	5.09	15.2%	93
75	Givin silt loam	4.12	12.3%	83
69C	Clearfield silty clay loam	4.11	12.2%	59
76C2	Ladoga silt loam	2.43	7.2%	75
76B	Ladoga silt loam	1.89	5.6%	86
570C2	Nira silty clay loam	1.48	4.4%	81
179E2	Gara loam	0.24	0.7%	32
222C2	Clarinda silty clay loam	0.17	0.5%	38
822D2	Lamoni clay loam	0.15	0.4%	7
Weighted Average				82.6



12119 Stratford Drive, Suite B
Clive, IA 50325



PeoplesCompany.com

Madison County IOWA



SCAN THE QR
CODE TO THE LEFT
WITH YOUR PHONE
CAMERA TO VIEW
THIS LISTING ONLINE!

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