

POCAHONTAS COUNTY, IOWA

PC **PEOPLES**[™]
COMPANY
INTEGRATED LAND SOLUTIONS
LISTING #16852

— LAND FOR SALE

80

ACRES M/L

ANDREW ZELLMER

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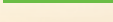
POCAHONTAS COUNTY, IOWA

Peoples Company is pleased to present 80 total acres m/l of prime southwest Pocahontas County, Iowa farmland. Located two and one-half miles directly northwest of Fonda, Iowa, this highly tillable farm includes 76.78 FSA NHEL cropland acres carrying a CSR2 soil rating of 83.9. The primary soils on this tract consist of Canisteo clay loam, Clarion loam, Webster clay loam, and Nicollet loam. There are several grain marketing options located nearby including both cooperatives and ethanol plants. The farm is currently leased with a strong cash rent and flex provision for the 2023 and 2024 cropping seasons. The new Buyer would have the ability to farm during the 2024 growing season, please contact the listing agents for additional details.

Located within Drainage District #91, the farm has county maintained drainage tile lines in the southeast corner of the farmland, and these drainage tile lines outlet into the Leo Simon Marsh located northeast of the farm. There are additional tile lines and intakes located throughout the farm, but the size of the drainage tile lines are unknown. A wetland determination has been completed on the property and the property 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.

This farm is located in the northeast quarter of Section 17 in Cedar Township of Pocahontas County, Iowa, and would make for a great add-on to an existing farming operation or a smart investment for the Buyer looking to diversify their portfolio.

TILLABLE SOILS MAP

Code	Soil Description	Acres	% of Field	Legend	CSR2
507	Canisteo clay loam	29.72	38.7%		84
138B	Clarion loam	15.36	20.0%		89
107	Webster clay loam	12.74	16.6%		86
55	Nicollet clay loam	8.29	10.8%		89
6	Okoboji silty clay loam	4.39	5.7%		59
95	Harps clay loam	3.70	4.8%		72
655	Crippin loam	2.15	2.8%		91

Weighted Average 83.9



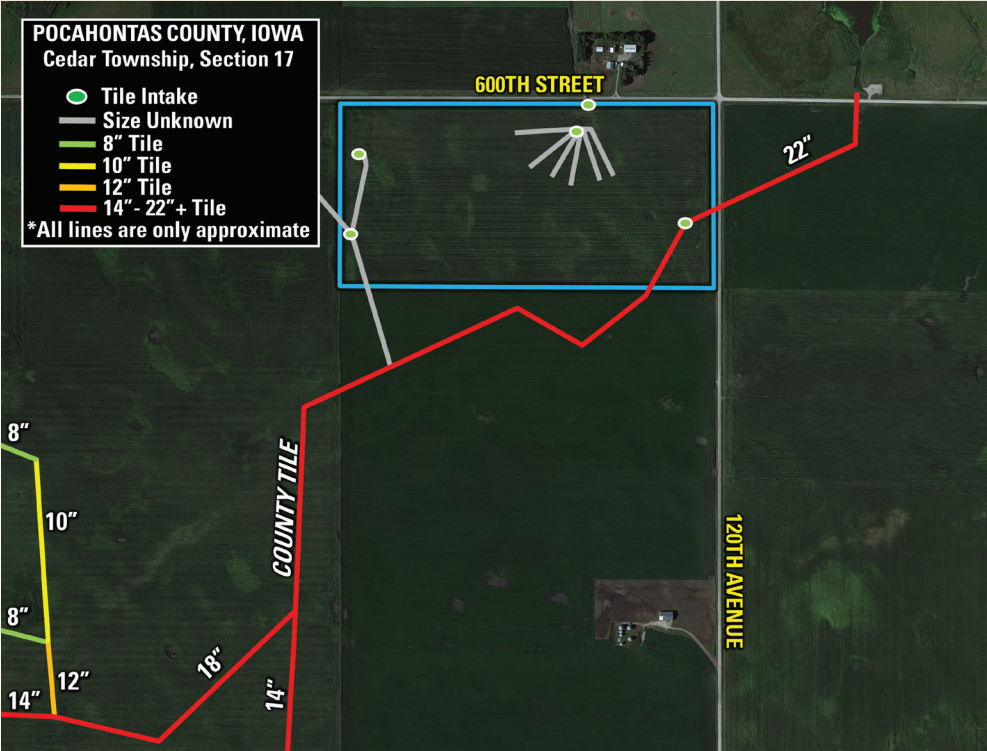
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TILE MAP



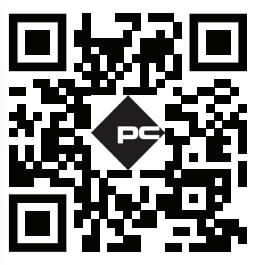
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SCAN FOR INFO





12119 Stratford Drive
Clive, IA 50325



PeoplesCompany.com
Listing #16852

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LAND FOR SALE

DIRECTIONS

From Fonda, Iowa: Travel west out of town on Iowa Highway 7 for approximately 1.50 miles and turn right (north) onto 120th Avenue. Continue for 1.75 miles and the tract will be located southwest of the intersection of 600th Street and 120th Avenue. Look for the Peoples Company signs.

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