

LISTING #17005

MARION COUNTY, IOWA

LAND AVAILABLE



172 ACRES M/L

BRYAN BERGDALE | 712.251.8588 | BRYAN@PEOPLES COMPANY.COM

STEVE BRUERE | 515.222.1347 | STEVE@PEOPLES COMPANY.COM

 **PEOPLESTM**
COMPANY
INTEGRATED LAND SOLUTIONS

MARION COUNTY, IOWA

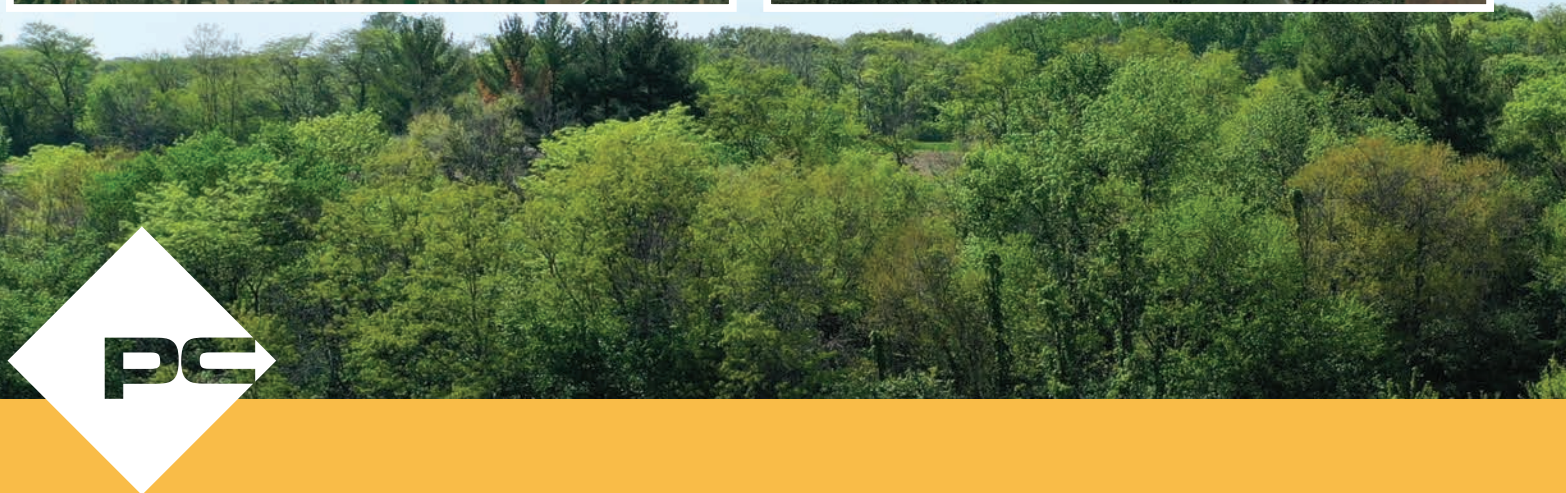
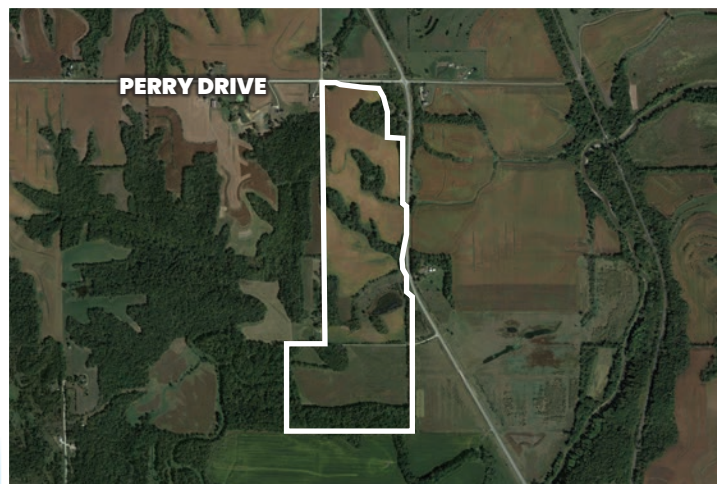
LAND AVAILABLE

Peoples Company is honored to present an exceptional farm located just south of Pleasantville in Marion County, Iowa. The farm consists of 172 acres m/l with 60 tillable acres m/l carrying a CSR2 of 60.8. The remaining balance of the property includes various groups of timber, a 2 ½ acre pond and some pasture and CRP. Currently, 33.07 acres are enrolled in CP23 expiring in 2032 with an annual payment of \$7,570 (\$228.91/acre). The location, topography, land diversification and access to utilities make this an excellent building site. Marion Rural Water is located along Highway S45. Primary soil types include Pershing silt loam and Zook silty clay loam. The farm is located in Franklin Township of Marion County, Iowa.

Directions From the intersection of Highway G40 and Highway 5, head south on Highway 5 for 2.3 miles. Continue straight onto County Hwy S45 for 5.3 miles. The farm lies on the right (west) side of Highway S45.

Additional Info

- There is a hunting lease in place until June 31st, 2024.
- Utility information should be verified independently by Buyer and/or Buyer's Agent.



PC

172 ACRES M/L

Asking Price: \$1,075,000
Price per Acre: \$6,250
Taxes: \$3,196



Tillable Soils Map

Code	Soil Description	Acres	% of Field	Legend	CSR2
131C2	Pershing silt loam	18.00	20.5%		62
S54	Zook silty clay loam	16.32	18.5%		68
230C	Clearfield-Arispe silty clay loams	12.52	14.2%		61
230C2	Clearfield-Arispe silty clay loams	12.47	14.2%		58
430	Ackmore silt loam	10.56	12.0%		77
185D2	Bauer silt loam	5.82	6.6%		13
131B	Pershing silt loam	4.01	4.6%		70
94D2	Caleb-Mystic loams	2.99	3.4%		34
S870C	Sharpsburg silty clay loam	1.85	2.1%		86
716	Lawson-Quiver-Nodaway complex	1.09	1.2%		78
1313D2	Munterville silt loam	1.05	1.0 %		34

Weighted Average 60.8



All information, regardless of source, is deemed reliable but not guaranteed and should be independently verified. The information may not be used for any purpose other than to identify and analyze properties and services. The data contained herein is copyrighted by Peoples Company and is protected by all applicable copyright laws. Any dissemination of this information is in violation of copyright laws and is strictly prohibited.



12119 Stratford Drive
Clive, IA 50325



PeoplesCompany.com
Listing #17005

MARION COUNTY, IOWA LAND AVAILABLE

CONTACT

BRYAN BERGDALE

712.251.8588 | IA LIC S65377000

BRYAN@PEOPLES COMPANY.COM

STEVE BRUERE

515.222.1347 | IA LIC S43684000

STEVE@PEOPLES COMPANY.COM



MARION COUNTY, IOWA LAND AVAILABLE

172 ACRES M/L