



LISTING #17225

PeoplesCompany.com

**152.75
ACRES
M/L**

Land Available

MARION COUNTY IOWA

JOHN REBURN

563.794.0600

IA LIC S65697000

JohnR@PeoplesCompany.com

152.75 ACRES M/L

Description

Offering 152.75 acres m/l of highly tillable Marion County farmland. The farm consists of 145.16 FSA Cropland acres carrying a CSR2 of 65.4. Of the 145.16 FSA Cropland acres, 140.38 acres m/l are being planted in a corn-soybean rotation with the balance being grassed waterways. The farm has excellent drainage with extensive tile and terraces. The tillable acres consist of highly productive Sharpsburg silty clay loam and Macksburg silty clay loam. The farm is open for the 2024 cropping season. The property is located 5 miles southwest of Pleasantville, IA on the Marion, Warren County line in Section 7 of Franklin Township.



TILLABLE SOILS MAP

Code	Soil Description	Acres	Percent of Field	Legend	CSR2
370C2	Sharpsburg silty clay loam	40.68	29.0%		80
185D2	Bauer silt loam	28.76	20.5%		13
370B	Sharpsburg silty clay loam	26.95	19.2%		91
368B	Macksburg silty clay loam	14.79	10.5%		89
Y11B	Colo-Ely silty clay loam	12.63	9.0%		80
222C2	Clarinda silty clay loam	7.50	5.3%		28
69C2	Clearfield silty clay loam	7.02	5.0%		57
368	Macksburg silty clay loam	1.74	1.2%		93
Y428B	Ely silty clay loam	0.31	0.2%		88

WEIGHTED AVERAGE 65.6





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PRICE: \$1,392,300

PER ACRE: \$9,115

FSA CROPLAND ACRES: 145.16

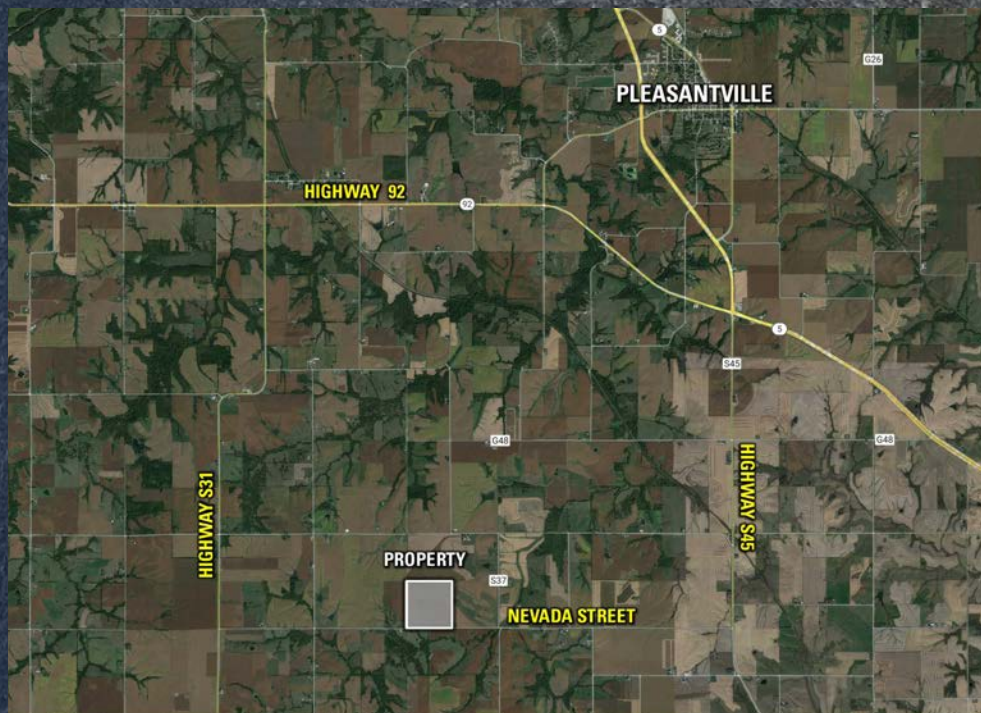
PLANTED ACRES: 140.38

CSR2: 65.6

NET TAXES: \$3,896

Directions

From Pleasantville, IA: Travel south on Highway 5 for 2.5 miles until reaching the Highway 92 / Highway 5 intersection. Continue south on Highway S45 for 3.5 miles until reaching Nevada Street. Turn right (west) on Nevada Street for 3 miles. The property is located on the north side of Nevada Street.



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Clive, IA 50325



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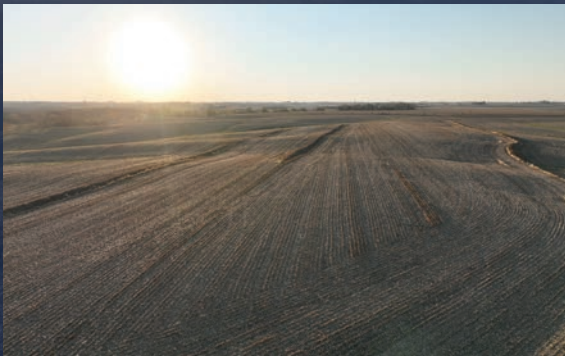
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