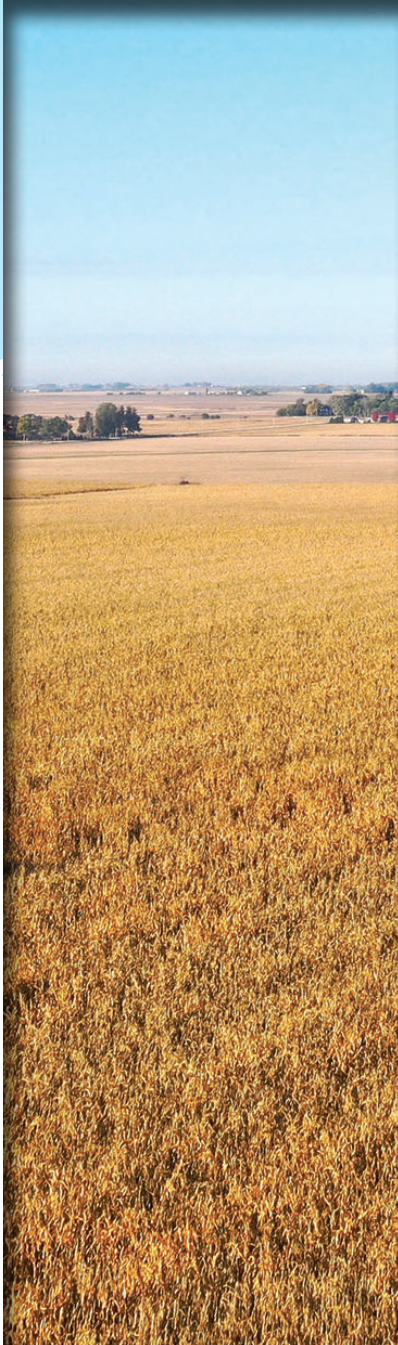


Buchanan County

IOWA

77 ACRES M/L | LISTING #17221



TRAVIS SMOCK

319.361.8089 | IA LIC S62642000

Travis@PeoplesCompany.com

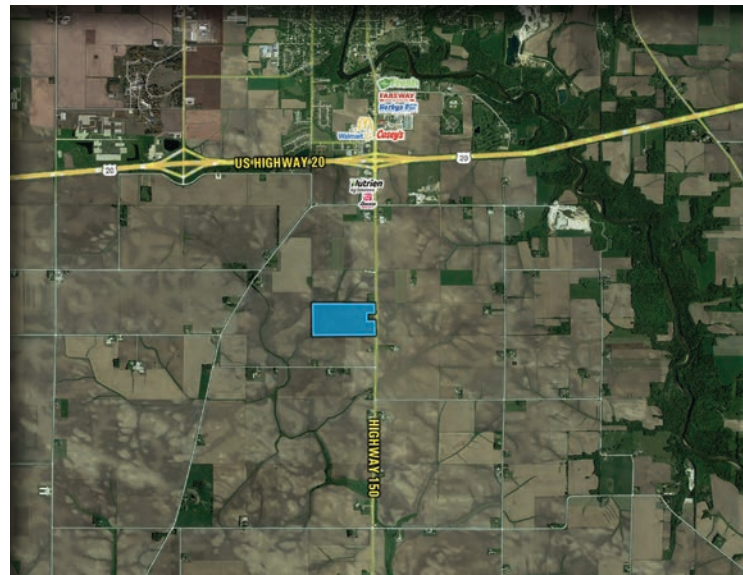
PC PEOPLESTM
COMPANY
INTEGRATED LAND SOLUTIONS

PROPERTY INFO

77 ACRES M/L



Presenting 77 acres m/l of high-quality Buchanan County, Iowa farmland located just south of Independence along Highway 150! This farm is considered 100% tillable with 77.23 FSA cropland acres m/l carrying an average CSR2 of 85.6. The main soil types are the high-producing Readlyn, Clyde, and Kenyon loams. This pattern-tiled farm is perfectly situated along Highway 150/Jamestown Avenue, just one mile south of US Highway 20, and offers easy highway access to multiple grain markets and ethanol plants. The property is considered Non-Highly Erodible Land (NHEL). The farm is located in Section 16 of Sumner Township, Buchanan County, Iowa.



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



From Independence: Travel south on Highway 150/
Jamestown Avenue for 1.5 miles. The farm will be located
on the west side of the road.

For more information visit [PeoplesCompany.com](https://www.PeoplesCompany.com)



SOIL INFO

CSR2 85.6



TILLABLE SOILS MAP

Code	Soil Description	Acres	Percent of Field	Legend	NCCPI
399	Readlyn silt loam	21.96	28.4%		91
84	Clyde clay loam	20.07	26.0%		88
83B	Kenyon loam	17.97	23.3%		90
198B	Floyd loam	10.48	13.6%		89
41B	Sparta loamy sand	5.00	6.5%		42
41	Sparta loamy sand	1.75	2.3%		48

WEIGHTED AVERAGE 85.6



ASKING PRICE **\$1,170,400**

TRAVIS SMOCK

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LISTING #17221

PC PEOPLES
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INTEGRATED LAND SOLUTIONS



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Listing #17221



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Buchanan County

IOWA

77 ACRES M/L | LISTING #17221



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