

BOONE CO. LAND FOR SALE

160 Acres m/l @ \$14,000/approx. = \$2,240,000

2.5 Miles SW of Berkley, 2 Miles E of Rippey

N looking S



E 57

This is excellent farmland on a paved road in a prime location in central Iowa. The land is 100% tillable with a 85.6 CSR2. The land has been under the same ownership and operated by the same family for over 80 years. The land sells with a three year flexible cash rent lease that is available to review to interested and qualified buyers. The operator comes with a strong recommendation from the owners. The land is located 2.5 miles west of Rippey on E57 on the Boone-Greene Line but all in Boone County. Yield and fertility information is available.

This listing is intended to find a buyer that will lease to the present operator for three years and possibly continue for many more years. Purchasers with this possibility will be given preference.



122 Main St., Ames IA
Mark Gannon | 515.291.5942
WWW.GANNONRE.COM

We present all written offers to the owners as soon as physically possible. All buyers are responsible for verifying the above information independently. The information above was gathered from sources deemed reliable. GREC is hired by the sellers with an exclusive listing agreement and pays GREC for diligently representing their interests. Real estate licensees representing Buyers with offers are to be paid for their services from the Buyers. Some properties may have an exclusive right to sell listing agreement. Please call if you have any questions.



Boone Co.

160 Acres

CSR 2: 85.6

Gross Acres: 159.17

Net Acres: 159.17

FSA Tillable Acres: 156.37

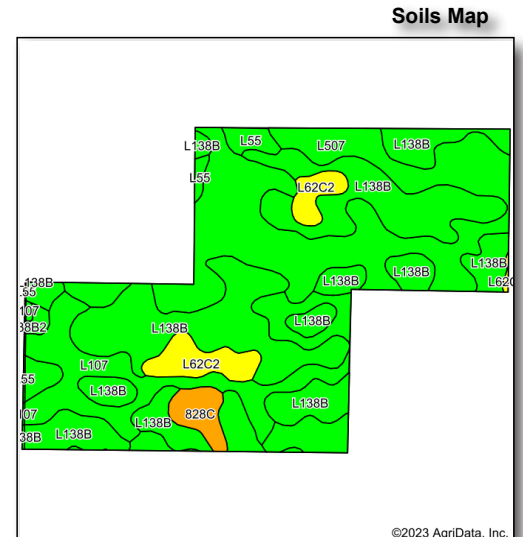
Annual Taxes: \$5,246

Brief Legal Description:

The NE 1/4 of the NW 1/4; the NW 1/4 of the NE 1/4; the S 1/2 of the NW 1/4; all in 7-82-98, Boone Co. Iowa

Utilities: Rural Water & Elec.

Greene Co. School Dist.



Watch Here!

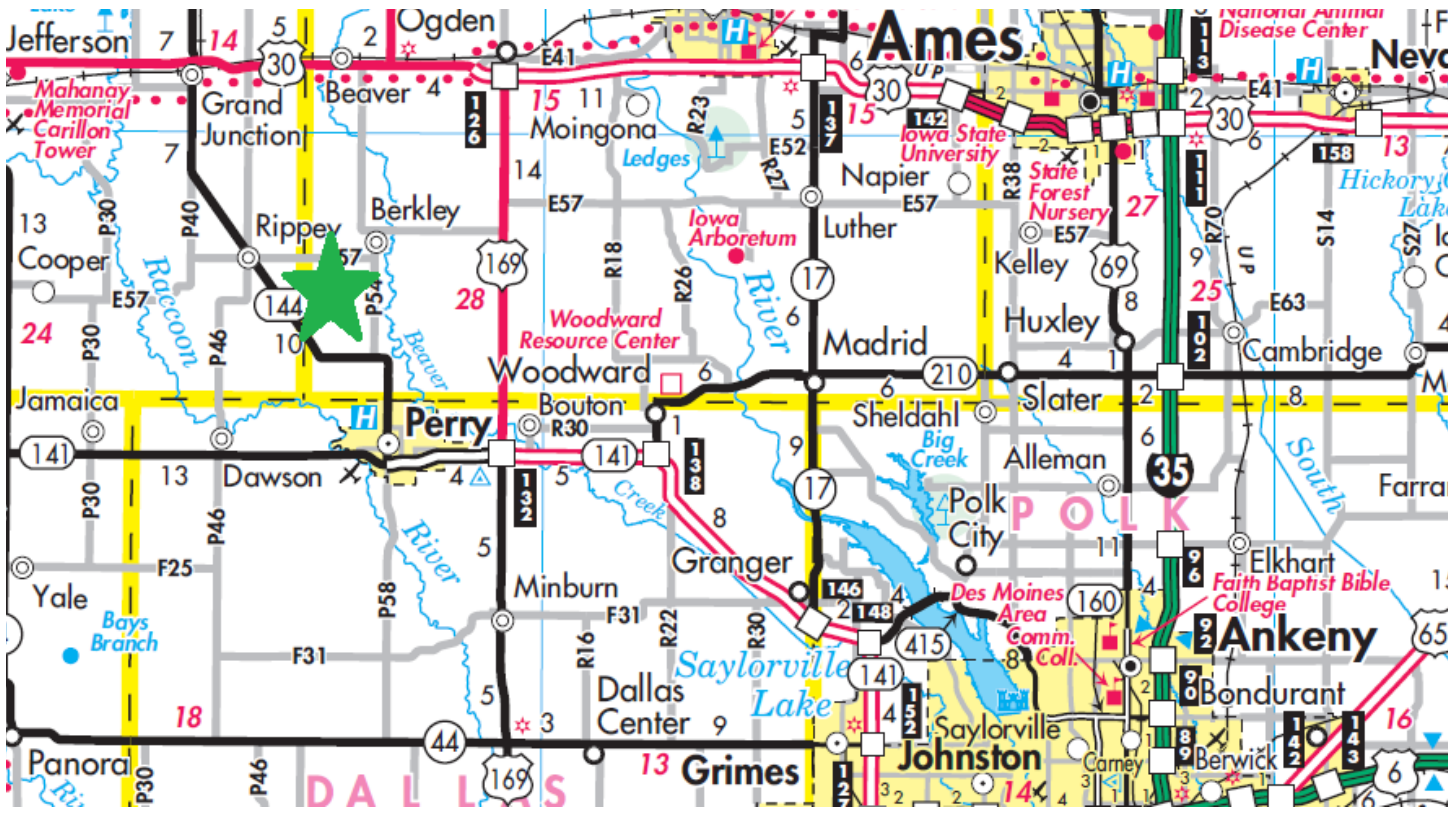
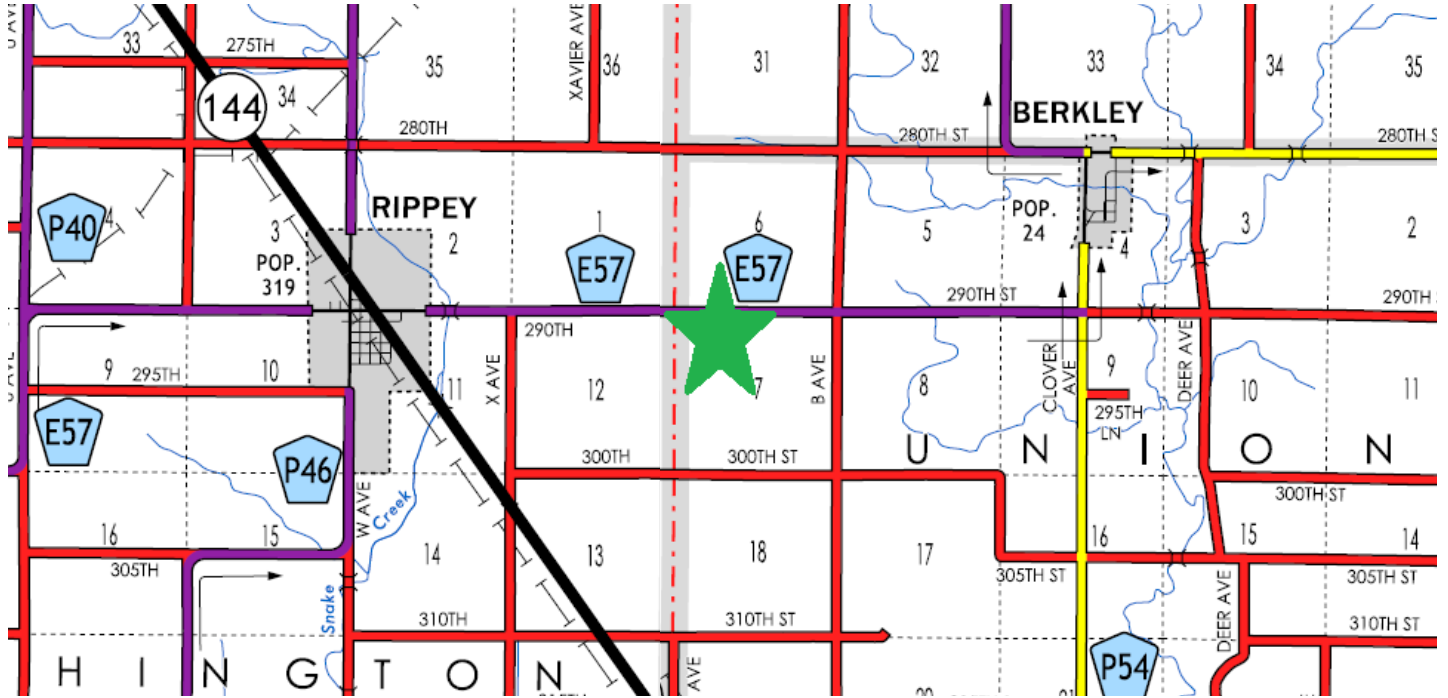


Code	Soil Description	Acres	Percent	CSR2	CSR2 Legend
L138B	Clarion loam, Bemis moraine, 2 to 6 percent slopes	69.03	43.4%		88
L507	Canisteo clay loam, Bemis moraine, 0 to 2 percent slopes	51.05	32.1%		87
L107	Webster clay loam, Bemis moraine, 0 to 2 percent slopes	7.68	23.2%		88
L62C2	Storden loam, Bemis moraine, 6 to 10 percent slopes, moderately eroded	8.14	5.1%		64
L55	Nicollet loam, 1 to 3 percent slopes	5.14	3.2%		91
828C	Zenor sandy loam, 5 to 9 percent slopes	3.61	2.3%		47
L107	Webster clay loam, Bemis moraine, 0 to 2 percent slopes	0.16	0.1%		88
L55	Nicollet loam, 1 to 3 percent slopes	0.15	0.1%		91
L138B	Clarion loam, Bemis moraine, 2 to 6 percent slopes	0.06	0.0%		88
Weighted Average					85.6

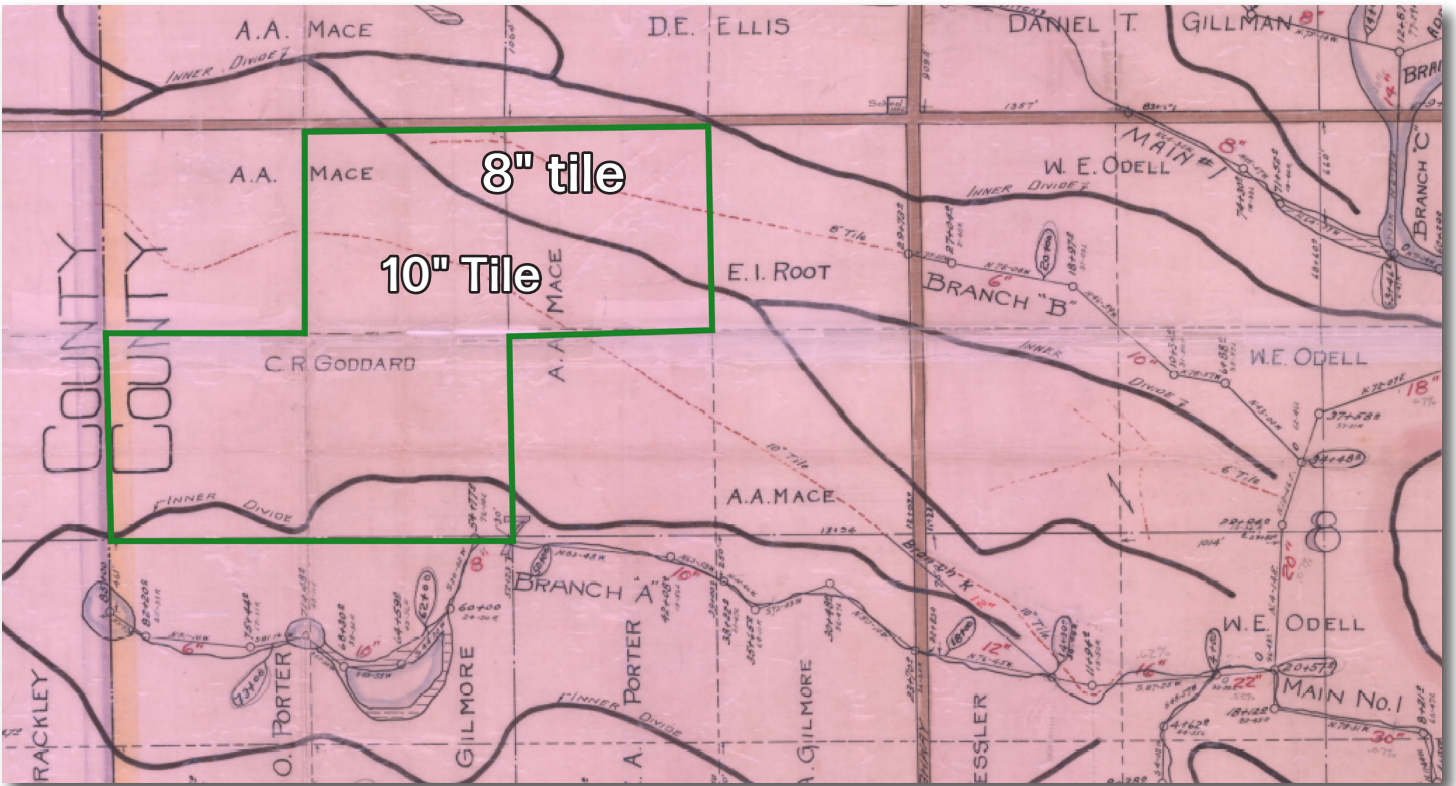
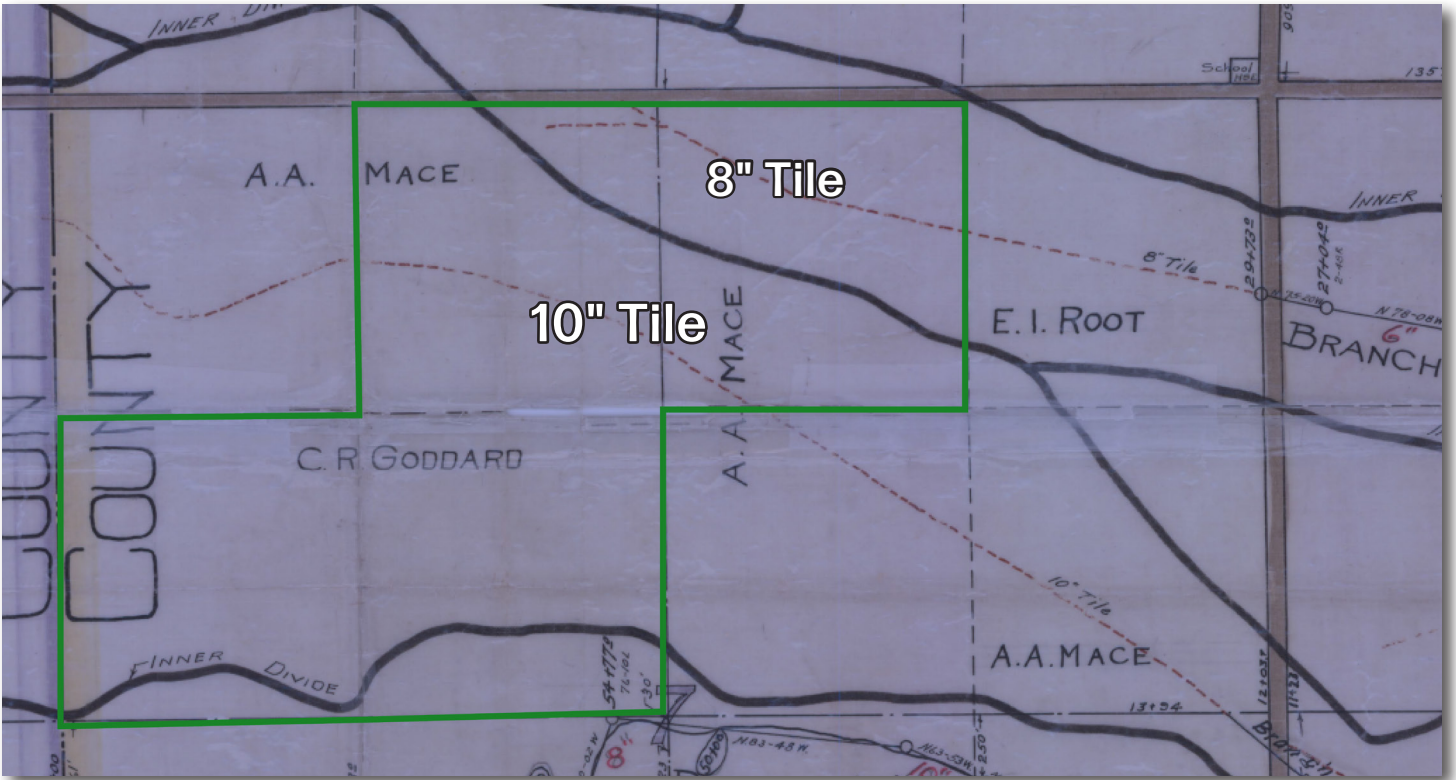


Location Map

Local | Area



Tile Maps - Local | Area



FSA Info - Page 2



Boone County, Iowa



Legend

- Non-Cropland
- Cropland
- CRP
- Iowa PLSS
- Tract Boundary
- Iowa Roads

Wetland Determination Identifiers

- Restricted Use
- Limited Restrictions
- Exempt from Conservation
- Compliance Provisions

Tract Cropland Total: 156.37 acres

2023 Program Year
Map Created March 24, 2023

Farm **8321**
Tract **8357**