

Land Available

FRANKLIN COUNTY, IA

Tulip Avenue | Geneva, IA 50633 | Listing #17244












80 ACRES M/L

MATT ADAMS | 515.423.9235 | Matt@PeoplesCompany.com | IA LIC S59699000





TILLABLE SOILS MAP

CODE	SOIL DESCRIPTION	ACRES	% OF FIELD	CSR2 LEGEND	CSR2
512G	Marlean loam	10.74	17.7%		5
217B	Ripon silt loam	9.80	16.1%		57
214B	Rockton loam	9.49	15.6%		47
11B	ColoEly complex	7.90	13.0%		86
377B	Dinsdale silty clay loam	6.37	10.5%		94
377C	Dinsdale silty clay loam	6.18	10.2%		90
216C2	Ripon silt loam	6.05	10.0%		48
214C2	Rockton loam	2.11	3.5%		29
612E2	Mottland loam	1.29	2.1%		21
135	Coland clay loam	0.43	0.7%		76
83C2	Kenyon loam	0.39	0.6%		84
WEIGHTED AVERAGE 54.9					



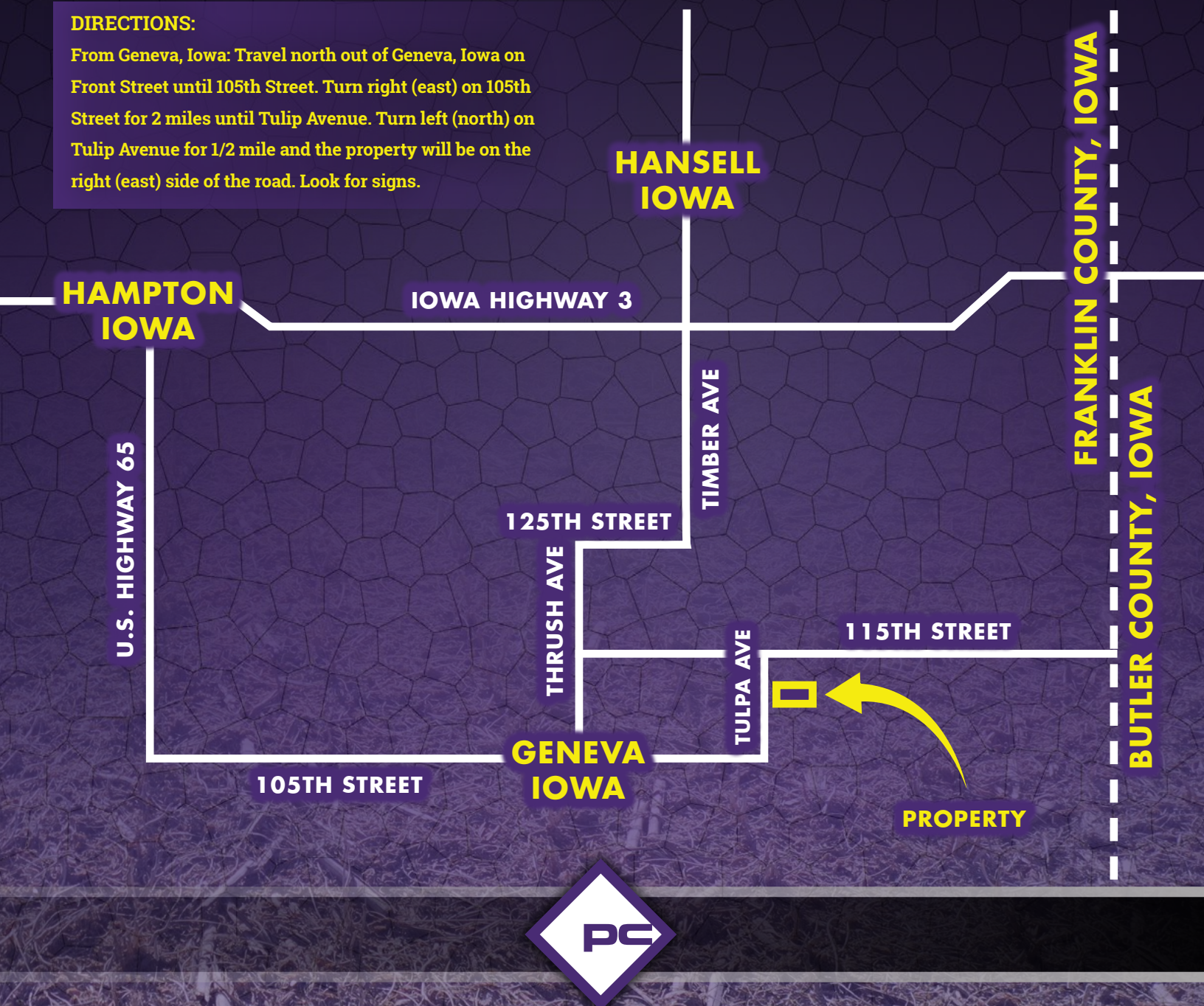
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Peoples Company is pleased to present 80 acres m/l of Franklin County farmland located approximately 2.5 miles northeast of Geneva, Iowa, and 10 miles southeast of Hampton, Iowa. The farm includes 60.75 FSA tillable acres with a CSR2 rating of 54.9. Located on the Northeast corner of the property are 2.61 acres of CRP, enrolled in CP-42 (Pollinator Habitat) which pays \$204 per acre or \$532 annually. This would make for a great add-on unit to an existing operation or an affordable purchase for a Beginning Farmer / Investor.

The property also offers a recreational component of over 10 acres m/l of timber draws with a creek bed flowing north into Maynes Creek. The farm is located in Sections 15 & 16 of Geneva Township.

DIRECTIONS:

From Geneva, Iowa: Travel north out of Geneva, Iowa on Front Street until 105th Street. Turn right (east) on 105th Street for 2 miles until Tulip Avenue. Turn left (north) on Tulip Avenue for 1/2 mile and the property will be on the right (east) side of the road. Look for signs.





12119 Stratford Drive
Clive, IA 50325



PeoplesCompany.com
Listing #17244



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

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