



Land for Sale **WRIGHT COUNTY**

Listing #17521 | Highway R75, Dows, Iowa 50071

160
Acres M/L

BRYAN BERGDALE | 712.251.8588
Bryan@PeoplesCompany.com | IA LIC S65377000

STEVE BRUERE | 515.222.1347
Steve@PeoplesCompany.com | IA LIC S43684000

 **PEOPLESTM**
COMPANY
INTEGRATED LAND SOLUTIONS

Land for Sale

WRIGHT COUNTY

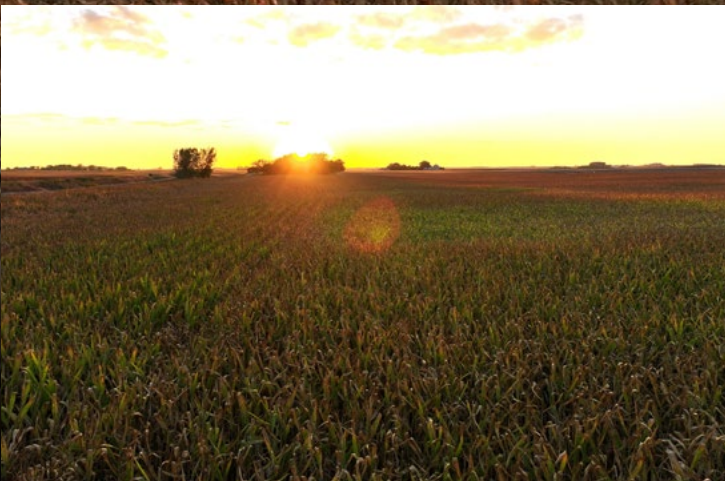
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Peoples Company is honored to present an exceptional farm located just south of Dows in Wright County, Iowa. The farm consists of 160 acres m/l with 153.45 FSA cropland acres carrying a CSR2 of 55.8. Currently, there are approximately 135.57 acres m/l in row crop production. Primary soil types include Cylinder loam and Talcot clay loam. This would make for a great add-on unit to an existing operation or an affordable purchase for a Beginning Farmer/Investor. There is existing tile throughout the farm, however, sizes, locations, and quality are unknown. Currently, 4.76 acres are enrolled in CRP that will expire this fall. Contact Agent for details. The farm is located in Section 12 of Vernon Township of Wright County, Iowa. The farm is leased for the 2024 farm season.

Asking price: \$1,000,000

Price per acre: \$6,250

Gross Taxes: \$3,500



From Dows: Travel south onto Highway R75/Dows Williams Road for 2 miles. The farm lies on the east side of the road.



TILLABLE SOILS

CODE	DESCRIPTION	ACRES	% OF FIELD	CSR2 LEGEND	IA CSR2
559	Talcot clay loam	47.30	30.82%		54
203	Cylinder loam	37.12	24.19%		58
108	Wadena loam	31.49	20.52%		56
259	Biscay clay loam	18.08	11.78%		52
108B	Wadena loam	13.43	8.75%		52
95	Harps clay loam	3.08	2.01%		72
135	Coland clay loam	2.97	1.94%		76

AVERAGE: 55.8

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12119 Stratford Drive
Clive, IA 50325



PeoplesCompany.com
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THIS LISTING ONLINE!

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