

HIGH QUALITY FARMLAND AVAILABLE

Benton County, IOWA

LISTING #17650

 **PEOPLES**
COMPANY
INTEGRATED LAND SOLUTIONS

115.58
ACRES M/L

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High-Quality Benton County, Iowa Farmland Available! This farm offers 115.58 acres m/l of quality farmland consisting of 114.94 FSA cropland acres, of which approximately 109.04 acres are currently farmed. Soil types on the farm include the highly productive Clyde-Floyd complex, Kenyon loam, and Readlyn silt loam, carrying an excellent CSR2 of 84.3. Tile has been added to the farm to improve drainage, but tile sizes and locations are unknown. Previous pasture acres in the northeast corner have been converted to cropland by the seller to increase farmability and production. The farm is located conveniently near Interstate 380 with developing commercial and industrial buildings to the west of the property, offering potential upside in the future. This farm would make a great add-on to an existing farm operation or a long-term investment to hold as industries develop near Urbana. The farm is currently leased with a strong local operator and contains an option to extend for the 2025 crop season at an attractive lease rate, if the new buyer elects to assume the lease. Contact agent for details.

This farm has easy access to Interstate 380 via 32nd Avenue to the east or 150th Avenue to the west. Urbana, Iowa is less than 1.5 miles south of the farm and Cedar Rapids is just a 30-minute drive. Cedar Rapids has excellent grain marketing options like Cargill, ADM, numerous cooperatives, and several ethanol plants. Don't miss the opportunity to acquire a high-quality farm in a great location in Benton County, Iowa!



PRICE: \$1,600,000

NET TAXES: \$5,294

CSR2: 84.3

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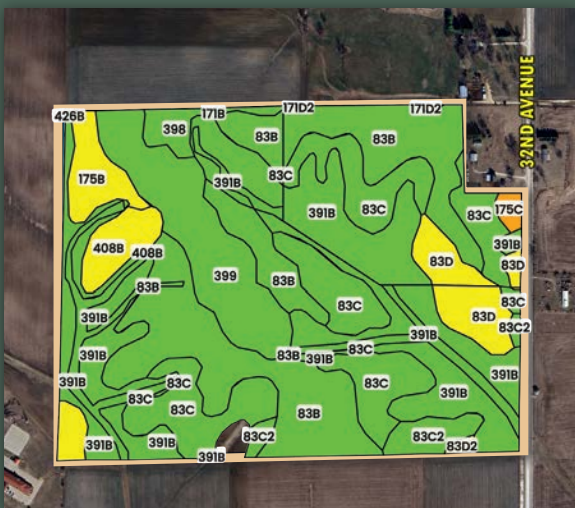


Directions

Heading north on Interstate 380:
Take exit 41 for Sunset Street toward
Urbana. Turn right/east onto 54th
Street Trail then immediately turn left
onto 32nd Avenue. In 1.3 miles, the
farm will be to the west/left.

*32nd Avenue & 53rd Street Trail,
Urbana, Iowa 52345*

Tillable Soils Map



Code	Soil Description	Acres	% of Field	Legend	CSR2
391B	Clyde-Floyd complex	35.05	30.49%	<div></div>	87
83B	Kenyon loam	28.83	25.08%	<div></div>	90
83C	Kenyon loam	20.54	17.87%	<div></div>	85
399	Readlyn silt loam	11.77	10.24%	<div></div>	91
83D	Kenyon loam	5.45	4.74%	<div></div>	63
175B	Dickinson fine sandy loam	3.34	2.91%	<div></div>	50
408B	Olin sandy loam	2.89	2.51%	<div></div>	64
83C2	Kenyon loam	2.88	2.51%	<div></div>	84
398	Tripoli clay loam	1.57	1.37%	<div></div>	82
408C	Olin sandy loam	1.17	1.02%	<div></div>	59
175C	Dickinson fine sandy loam	0.65	0.57%	<div></div>	45
171B	Bassett loam	0.40	0.35%	<div></div>	85
83D2	Kenyon loam	0.26	0.23%	<div></div>	61
171D2	Bassett loam	0.10	0.09%	<div></div>	54
426B	Aredale loam	0.06	0.05%	<div></div>	91

Weighted Average: 84.3

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