

Benton County, Iowa

FARMLAND AVAILABLE

Peoples Company is pleased to present

145.22 SURVEYED ACRES

DYSART

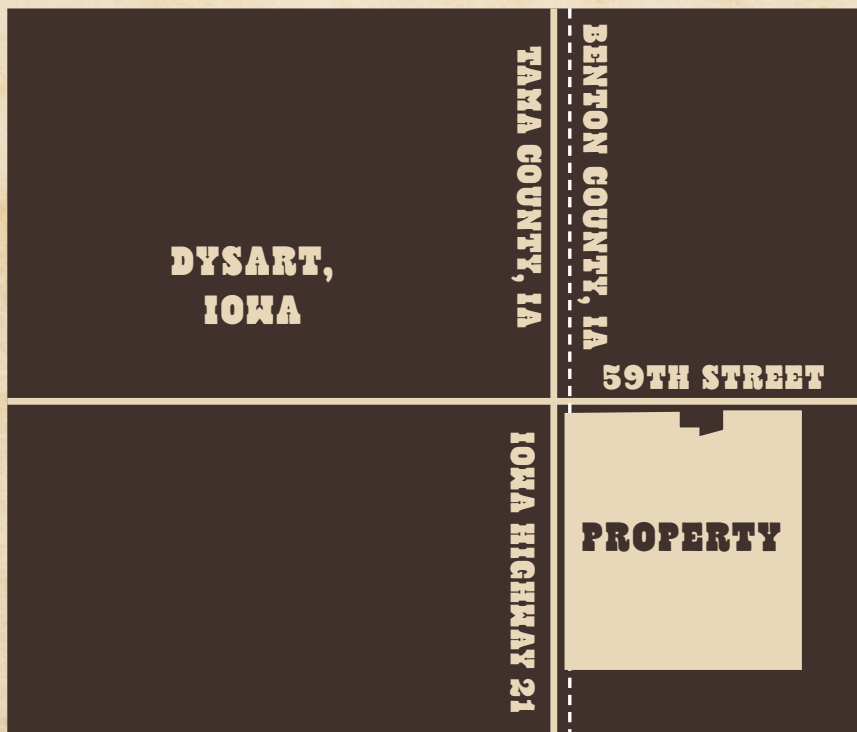
IOWA HIGHWAY 21

IOWA

Asking Price:

\$2,150,000

Price per Acre: \$14,805



CSR2: 91.30



CONTACT

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Listing #17415

PEOPLES COMPANY.COM

Benton County, Iowa

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Peoples Company is pleased to present 145.22 m/l surveyed acres of Benton County, Iowa farmland located southeast of Dysart, Iowa along Iowa Highway 21. The farm includes 131.5 FSA cropland acres with approximately 125.8 Acres currently in production with a CSR2 soil rating of 91.3. The cropland acres are designated NHEL with no conservation plan required. This exceptional piece of farmland has been used for both commercial and seed corn production in the past. The remaining balance includes well-maintained grass waterways and an open drainage ditch providing superior drainage for this property. An additional revenue stream is provided by a U.S. Cellular Tower Lease located in the southwest corner of the property. The lease pays \$500 monthly or \$6,000 annually and consists of only 4.24 Acres m/l. The lease automatically renews for up to 7 additional terms of 5 years each unless the Tenant provides the Landlord with written notice of intent not to renew at least 60 days prior to the commencement of any additional renewal term.

The tillable acres include highly productive Tama silty clay loam, Muscatine silty clay loam, and Colo-Ely complex. The farm is located in Section 19 of Monroe Township, Benton County, Iowa.

Frontage on paved Iowa Highway 21 provides great access from the west side of the property. There are several grain marketing outlets located nearby including grain elevators and ethanol plants. This farmland tract is located in a strong farming community and would make a great add-on to an existing farming operation or an investment for the Buyer looking to diversify their portfolio or hedge inflation.

The farm is leased for the 2024 crop year, contact the listing agent for more details.



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DIRECTIONS

From Dysart, Iowa head east on Sherman Street, and proceed straight until you reach Iowa Highway 21/Y Avenue. Immediately past Iowa Highway 21, the property will be located on the south side of the road. Look for Peoples Company signage.

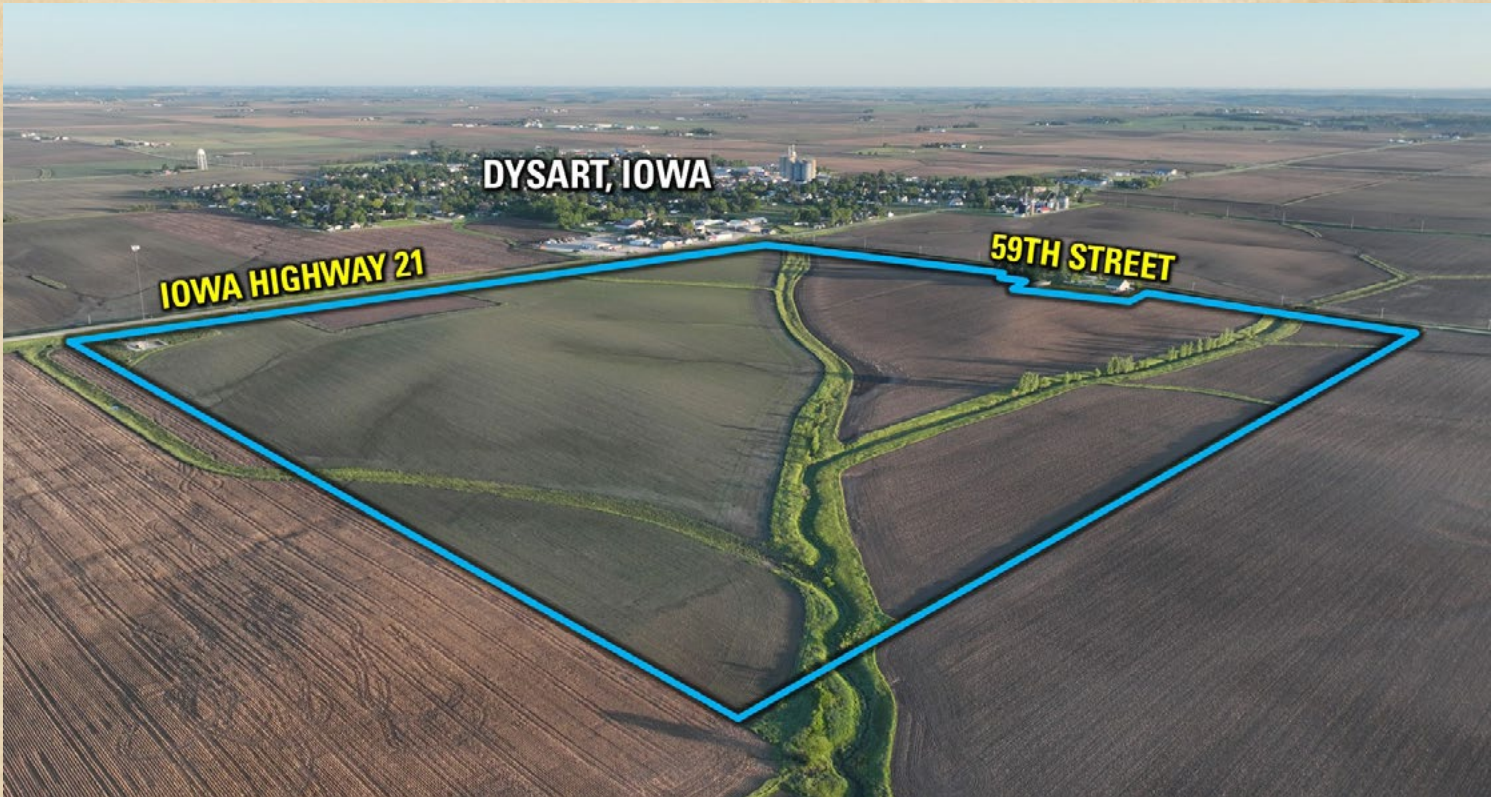


TILLABLE SOILS MAP

Code	Soil Description	Acres	Percent of field	CSR2 Legend	CSR2
120B	Tama silty clay loam	75.53	57.4%	●	95
11B	ColoEly complex	53.70	40.8%	●	86
119B	Muscataine silty clay loam	2.03	1.5%	●	95
377C	Dinsdale silty clay loam	0.24	0.2%	●	90

Weighted Average 91.3

145.22
SURVEYED
ACRES





12119 Stratford Drive
Clive, IA 50325



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

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