

LAND AVAILABLE

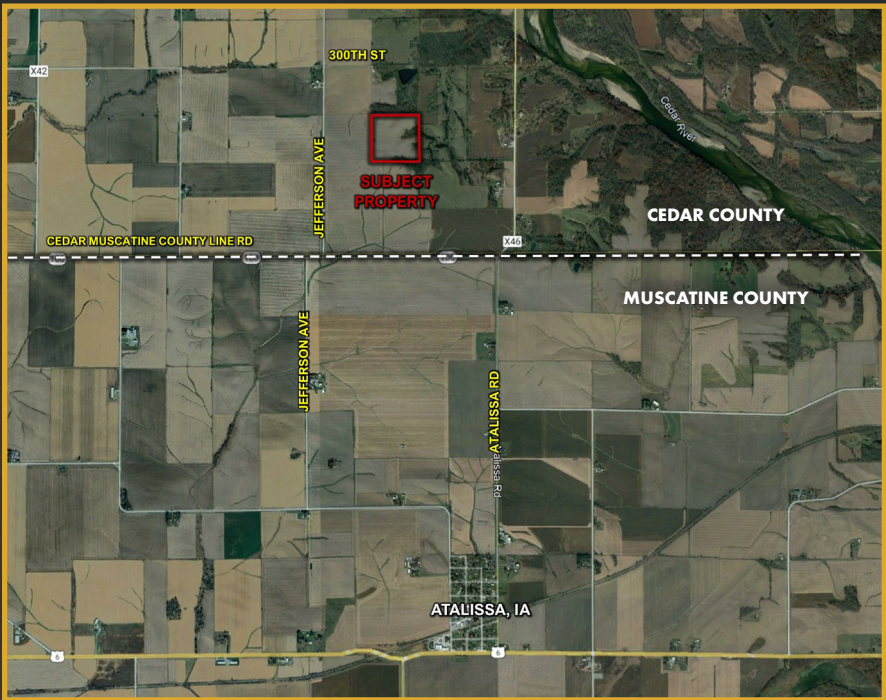


40 ACRES M/L

- 35.83 FSA TILLABLE ACRES • CSR2 RATING OF 76.9 •
- 12,520 FT OF TILE INSTALLED • LISTING 17475

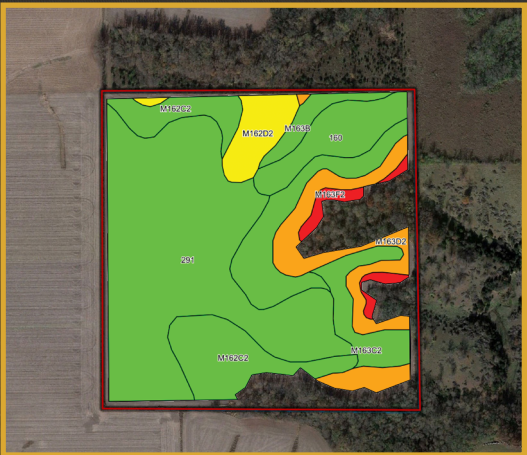
Peoples Company is pleased to present this prime 40-acre m/l farm just north of Atalissa, IA in Cedar County. Whether you are looking to add to your farming operation or searching for that perfect little investment farm this is one to surely take a close look at. This farm consists of 35.83 FSA tillable acres carrying an average CSR2 rating of 76.9. Primary soil types include Atterberry silt loam, Downs silt loam, and Fayette silt loam. Major farm improvements have been made, including 12,520 ft of pattern tile installed and the cleanup of trees along the edge of the farm. All improvements are to optimize water management for improved crop health and yield. If you are a hunting enthusiast there are signs of deer and turkey using the property. Don't hesitate to add this high-quality 40-acre m/l farm to your operation. The farm is open for the 2024 cropping season.

There is a 50 ft wide easement that takes you back to the farm. The Easement is fully rocked and is wide enough for modern farming equipment.



DIRECTIONS

From Atalissa, IA: From the intersection of US Highway 6 and Atalissa Road, head north on Atalissa Road for 2 miles. Turn left heading west on Cedar Muscatine Rd. After 1 mile turn right heading north onto Jefferson Avenue. In 1 mile turn right onto 330th Street. The easement access to the farm is on the right-hand side in a 1/4 mile. The access is rocked and 50 ft wide



| Code | Soil Description | Acres | % of Field | Legend | CSR2 |
|-------------------|----------------------|-------|------------|--------|------|
| 291 | Atterberry silt loam | 16.12 | 45.0% | | 85 |
| M162C2 | Downs silt loam | 4.79 | 13.4% | | 82 |
| M163B | Fayette silt loam | 4.02 | 11.2% | | 84 |
| M163D2 | Fayette silt loam | 3.71 | 10.4% | | 47 |
| 160 | Waltford silt loam | 2.60 | 7.3% | | 82 |
| M163C2 | Fayette silt loam | 1.94 | 5.4% | | 76 |
| M163D2 | Down silt loam | 1.82 | 5.1% | | 57 |
| M163F2 | Fayette silt loam | 0.83 | 2.3% | | 18 |
| Weighted Average: | | | | | 76.9 |

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ASKING PRICE - \$500,000

