

*Land for sale*

**MONONA COUNTY**

*Iowa*



LISTING #17933

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# MONONA COUNTY IA



## *About the land*

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Peoples Company is pleased to present 162.98 m/l acres of high-quality Monona County farmland located southwest of Sloan, Iowa. The farm includes 163.82 FSA cropland acres carrying a CSR2 soil rating of 73.6, well exceeding the Monona County average CSR2 of 59. The tillable acres include highly productive Woodbury silty clay loam and Lakeport silty clay loam.

This farm has excellent access off of paved County Highway K42 and 100th Street. It is located on the Monona and Woodbury County line in Section 1 of Fairview Township. The farm is open for the 2025 crop season.

*Asking Price* ————— **\$2,037,250**      *Price / Acre* ————— **\$12,500**

*Net Taxes* ————— **\$6,422.00**

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**CONTACT ANDREW ZELLMER 712.898.5913 [ANDREWZ@PEOPLESCOMPANY.COM](mailto:ANDREWZ@PEOPLESCOMPANY.COM)**






# RMLAND

162.98  
ACRES M/L

PC



## Tillable Soils

Code	Soil Description	Acres	Percent of Field	Legend	CSR2
67	Woodbury silty clay	102.21	62.39%		70
436	Lakeport silty clay loam	44.65	27.26%		88
66	Luton silty clay	16.96	10.35%		57
Weighted Average					73.6

## Directions to property

From Sloan, Iowa: Head west on State Highway 141 for 1.25 miles. Turn Left (South) on County Highway K42. Continue South for 1 mile. The farm is located at the corner of County Highway K42 & 100th Street. Look for the Peoples Company Sign.



Scan the qr code to the left with your phone camera to view this listing online!

PC **PEOPLES**  
COMPANY  
INTEGRATED LAND SOLUTIONS

CONTACT **NIC SMITH** 402.334.0256 [NIC@PEOPLES COMPANY.COM](mailto:NIC@PEOPLES COMPANY.COM)





12119 Stratford Drive  
Clive, IA 50325



PeoplesCompany.com  
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# MONONA COUNTY

## *Iowa*

100TH STREET



LISTING #17933

COUNTY HIGHWAY K42