

CHICKASAW COUNTY *Iowa*



Travis Smock

319.361.8089 | IA LIC S62642000

Travis.Smock@PeoplesCompany.com

LAND AVAILABLE



CHICKASAW COUNTY *Iowa*



Solutions ethanol plant in Lawler. It presents an excellent opportunity for farmers and investors to expand their holdings in a reliable and productive area.

A 345 kV MidAmerican transmission line runs through the far southwest corner of the property, creating potential for future solar or wind expansion projects. There is an easement in place with the nearby Chickasaw Wind Farm, however, there are no turbines or cables located on the property. A lease is in place for 2025, which could potentially be bought out if a buyer intends to farm this season. The land is situated southeast of Alta Vista along 130th Street in Section 35 of Washington Township, Chickasaw County, Iowa.

Asking Price: \$1,525,500 | Net Taxes: \$3,792



Travis Smock

319.361.8089 | IA LIC S62642000

Travis.Smock@PeoplesCompany.com



Directions

From New Hampton: Head west out of town on West Milwaukee Street across Highway 63 to the intersection of Kenwood Avenue. Head north on Kenwood Avenue and travel for 7 miles to 130th Street. Turn west on 130th Street and drive for 1/4 mile. The farm will be on the north side of the road.

Tillable Soils Map

Code	Description	Acres	% of Field	CSR2
783B	Cresco loam	30.58	24.17%	73
798B	Protivin loam	29.58	23.38%	61
84	Clyde clay loam	18.44	14.58%	88
471B	Oran loam	11.01	8.70%	74
198B	Floyd loam	9.39	7.42%	89
399	Readlyn silt loam	6.68	5.28%	91
83B	Kenyon loam	4.92	3.89%	90
585	Coland-Spillville	3.80	3.00%	70
391B	Clyde-Floyd	3.79	2.99%	87
323B	Fort Dodge loam	3.55	2.80%	79
783C	Cresco loam	2.92	2.31%	81
784B	Riceville loam	1.83	1.45%	68
471	Oran loam	0.05	0.04%	79



Average CSR2: 75.9

LAND AVAILABLE

PC PEOPLES
COMPANY
INTEGRATED LAND SOLUTIONS



2300 Swan Lake Boulevard,
Suite 300
Independence, IA 50644



PeoplesCompany.com
Listing #18186



SCAN TO
VIEW ONLINE!

CHICKASAW COUNTY *Iowa*

LAND AVAILABLE



Travis Smock

319.361.8089 | IA LIC S62642000

Travis.Smock@PeoplesCompany.com

All information, regardless of source, is deemed reliable but not guaranteed and should be independently verified. The information may not be used for any purpose other than to identify and analyze properties and services. The data contained herein is copyrighted by Peoples Company and is protected by all applicable copyright laws. Any dissemination of this information is in violation of copyright laws and is strictly prohibited.