FARMLAND AVAILABLE | 69 ACRES M/L

Listing #18334



Holstein, Iowa



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Ida County Farmland Available - Peoples Company is pleased to present 69 acres m/l (subject to survey) in west central lda County. The farm has 63.93 estimated FSA cropland acres carrying a CSR2 of 75.6. The tillable acres are Certified Organic and new buyer will have the option to continue farming organically or switch to conventional practices. Primary soil types are highly productive Galva silty clay loam and Colo-Judson silty clay loam. The farm is leased for the 2025 cropping season, contact agents for details.

The farm is located 6 miles southwest of Holstein in Section 27 of Battle Township. The final acres and boundary are subject to survey, contact listing agents for details. Showings by appointment only, please contact the listing agents prior to viewing.







DIRECTIONS

From Holstein, head west on Highway 20 for 1.5 miles until reaching Eagle Avenue. Turn left (south) on Eagle Avenue for 5 miles until reaching 210th Street. Turn right (west) on 210th Street for 1 mile until reaching Dodge Avenue. The property is located on the northwest corner of Dodge Avenue and 210th Street.





TILLABLE SOILS MAP

| CODE | DESCRIPTION | ACRES | % OF FIELD | LEGEND | IA CSR2 |
|-------|------------------------|--------------|------------|---------|---------|
| 31002 | Galva silty clay loam | 25.66 | 40.14% | | 84 |
| 310D2 | Galva silty clay loam | 17.39 | 27.21% | \circ | 57 |
| 11B | Colo-Judson silty clay | 5.25 | 8.21% | | 80 |
| 430B | Ackmore silt loam | 5.15 | 8.06% | | 73 |
| 310C | Galva silty clay loam | 5.08 | 7.95% | | 87 |
| 310B | Galva silty clay loam | 3.00 | 4.69% | | 95 |
| 100D | Monona silty clay loam | 1.26 | 1.97% | \circ | 64 |
| 1B | lda silt loam | 0.78 | 1.22% | \circ | 67 |
| 26B | Kennebec silty clay | 0.33 | 0.52% | | 88 |
| 10 | lda silt loam | 0.02 | 0.02% | 0 | 65 |

AVERAGE: 75.6



PRICE: \$14,500/Acre **EST. NET TAXES:** \$2,326

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12119 Stratford Drive Clive, IA 50325









PeoplesCompany.com Listing #18334

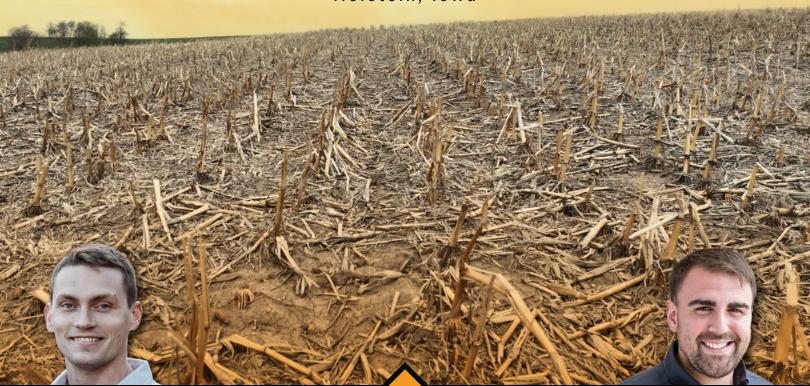


SCAN TO VIEW THIS LISTING ONLINE!

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