

FARMLAND AVAILABLE | 69 ACRES M/L

Listing #18334



IDA COUNTY

Holstein, Iowa



JOHN REBURN IA LIC S65697000
515.330.8710 | JohnR@PeoplesCompany.com



IA LIC S61625000 **ANDREW ZELLMER, ALC**
712.898.5913 | AndrewZ@PeoplesCompany.com

Ida County Farmland Available - Peoples Company is pleased to present 69 acres m/l (subject to survey) in west central Ida 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
310C2	Galva silty clay loam	25.66	40.14%	●	84
310D2	Galva silty clay loam	17.39	27.21%	●	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%	●	64
1B	Ida silt loam	0.78	1.22%	●	67
26B	Kennebec silty clay	0.33	0.52%	●	88
1C	Ida silt loam	0.02	0.02%	●	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
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SCAN TO VIEW THIS
LISTING ONLINE!

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