



TRAVIS SMOCK

319.361.8089

IA LIC S62642000

119 ACRES M/L

LISTING #18367

BREMER COUNTY, IOWA  
*Farmland For Sale*



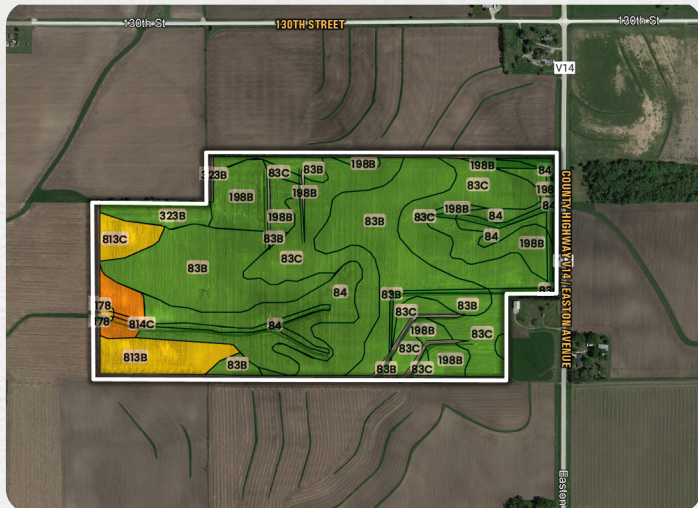
# BREMER COUNTY, IOWA

Peoples Company is pleased to present 119 acres m/l of high-quality farmland located in Bremer County, Iowa. The farm is nearly 100% income-producing with 118.31 FSA tillable acres, including 112.39 acres currently in row crop production, and the remainder being leased as grassland. The farmland boasts a strong average CSR2 of 84.4, well above the county average, with the main soil types being Kenyon and Clyde loams. The property is located east of Plainfield, near Highway 218, and

close to four ethanol plants, creating ample opportunity for grain marketing upside. Tile has been added throughout the years in the areas where soils required additional drainage. A transmission line runs north to south through the west side of the field, increasing the potential for future renewable energy development. The land is located just north of Horton along paved Highway V14/Easton Avenue in Section 22 of Polk Township, Bremer County, Iowa.



## TILLABLE SOILS



Code	Description	Acres	% of field	IA CSR2
83B	Kenyon Loam	35.06	29.63%	90
83C	Kenyon Loam	33.94	28.68%	85
84	Clyde Silty Clay Loam	17.71	14.97%	88
198B	Floyd Loam	16.76	14.17%	89
813B	Atkinson Loam	5.67	4.79%	60
323B	Fort Dodge Loam	3.28	2.77%	79
814C	Rockton Loam	2.79	2.36%	40
813C	Atkinson Loam	2.74	2.32%	56
178	Waukee Loam	0.36	0.30%	69
Average:				84.4



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SCAN TO LEARN MORE!



## DIRECTIONS

From Plainfield: Travel east on Highway 188 for 3 miles.  
At the intersection of Highway 188 and Easton Avenue (Horton Corner). Head north on Easton Avenue for 3/4 mile, and the farm will be on the west side of the road.





2300 Swan Lake Boulevard, Suite 300  
Independence, IA 50644



PeoplesCompany.com  
Listing #18367



SCAN THE QR  
CODE TO THE LEFT  
WITH YOUR PHONE  
CAMERA TO VIEW  
THIS LISTING ONLINE!

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