

37.43 Acres M/L Marion County, Iowa



Price: \$260,000
\$6,946 / Acre

Description: 37.86 m/l acres offered for sale in Marion County with 34.3 m/l acres tillable and a tillable CSR of 73.2. The farm has been well maintained with tiling and terracing installed to improve production. An additional 25 m/l acres with a pond directly across the road will be offered for sale as well.

Farm Program Information:

Corn: 24.4 Base Acres with a DY and CC Yield of 97.

Legal Description: NE 1/4 SW 1/4
Except Parcel F Section 19 Township
77 North Range 21 West

Directions: From Carlisle take Hwy 5 south to County Road G31. Take G31 North to Drake St. Go east on Drake St 1 mile. The property lies on north and south side of road.

Taxes: \$2654.00

Daran Becker

P: 515.961.0247

C: 515.979.3498

Daran@PeoplesCompany.com



Additional information can be found on our website: **LISTING # 10797**

www.Linkedin.com/company/Peoples-Company
www.Facebook.com/PeoplesCompany
www.Twitter.com/PeoplesCompany
www.YouTube.com/PeoplesCo
Blog: www.PeoplesCompany.com/Blog



© 2012 Peoples Company We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.