

FARMLAND FOR SALE

BUCHANAN COUNTY 122 ACRES M/L

LISTING #14131
\$902,800



215TH STREET INDEPENDENCE, IOWA

Offering 122 acres m/l of productive Buchanan County farmland! This farm is nearly all tillable with 116.54 FSA cropland acres carrying a CSR of 64.2 (CSR2 62.9). With high quality soils including Kenyon and Spillville loams and previous manure applications, the production history far exceeds the average corn suitability rating. This property is located just east of Independence, Iowa in Section 31 of Byron Township, Buchanan County, Iowa.

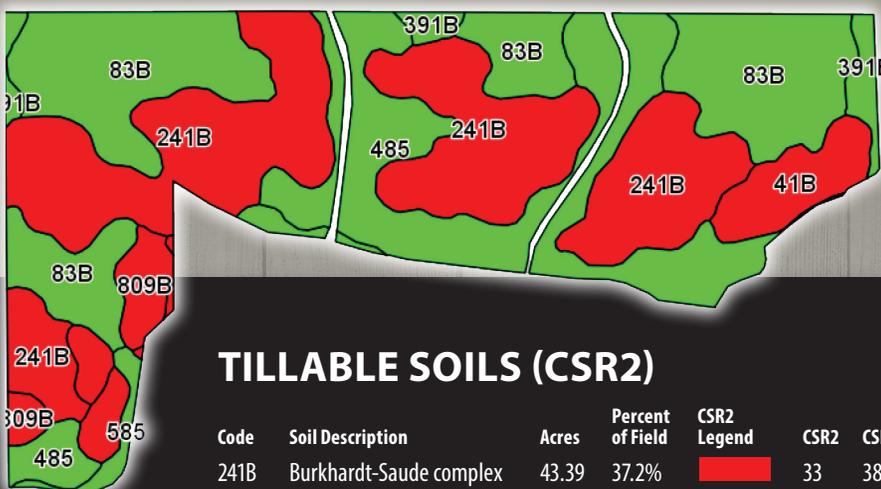
FARM DETAILS

FSA Cropland Acres: 116.54

Corn Base: 98.1 Acres with a PLC Yield of 148

DIRECTIONS

From Independence, travel east on Highway 939 for 1 mile to Lee Avenue. Head north on Lee Avenue for 1/2 mile to the intersection of 215th Street. Travel east on 215th Street for 1/3 mile and the farm will be located on the south side of the road.



TILLABLE SOILS (CSR2)

Code	Soil Description	Acres	Percent of Field	CSR2 Legend	CSR2	CSR
241B	Burkhardt-Saude complex	43.39	37.2%	Red	33	38
83B	Kenyon loam	32.23	27.7%	Light Green	90	86
485	Spillville loam	24.90	21.4%	Light Green	87	92
41B	Sparta loamy fine sand	6.37	5.5%	Red	39	40
809B	Bertram fine sandy loam	4.42	3.8%	Red	39	27
391B	Clyde-Floyd complex	2.93	2.5%	Light Green	87	76
585	Spillville-Coland complex	2.11	1.8%	Light Green	76	80
412C	Sogn loam	0.19	0.2%	Red	6	13

Weighted Average **62.9 64.2**

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