

Boone County Iowa

LAND FOR SALE



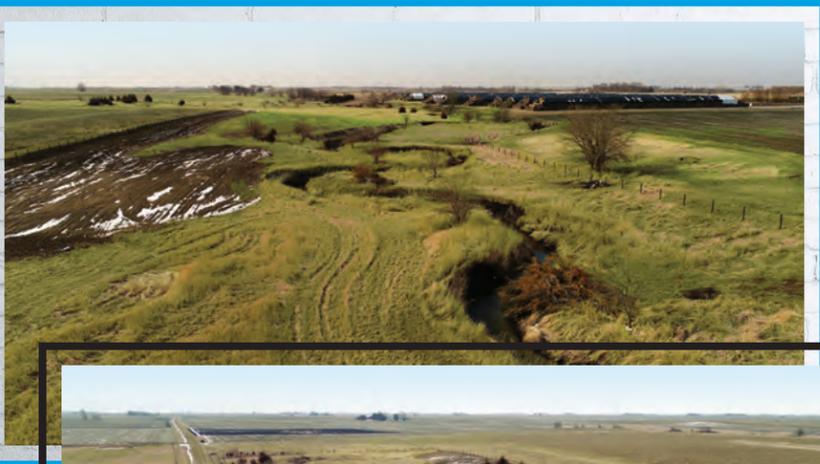
AGGRESSIVE RETURN ON INVESTMENT | ABUNDANT WILDLIFE OPPORTUNITIES | HIGH QUALITY PASTURE GROUND

160 Acres M/L

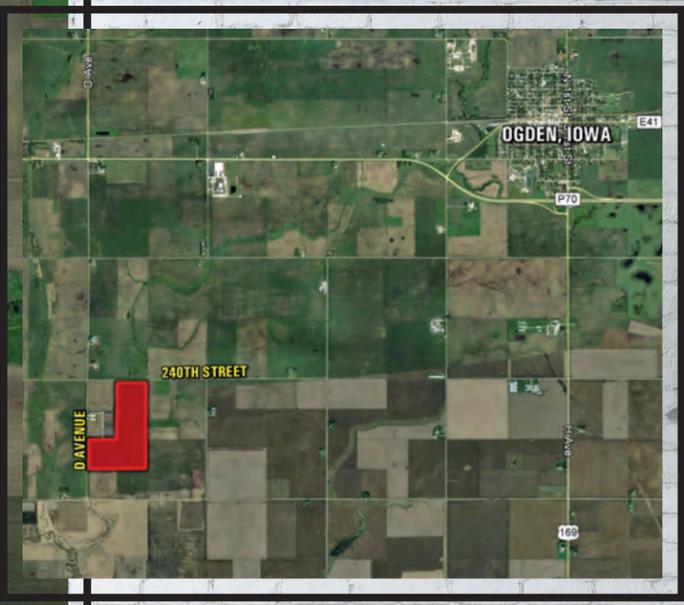
MATT ADAMS: 515.423.9235
Matt@PeoplesCompany.com



ANDREW ZELLMER: 712.898.5913
AndrewZ@PeoplesCompany.com



Price: \$915,550 | Price/Acre: \$5,722
 D Avenue & 240th Street | Ogden, Iowa
 Listing #14165 | PeoplesCompany.com



ABOUT THE PROPERTY

Offering an aggressive return on investment, abundant wildlife opportunities, and high quality pasture ground on this 160 acres m/l in Boone County, Iowa. 118.37 acres are currently enrolled in two newer CRP contracts consisting of pollinator habitat and filter/buffer strip practices (CP42, CP21 and CP33) with an annual payment of \$35,425 (89.54 acres with an annual payment of \$27,845 enrolled until 2026 and 28.83 acres with an annual payment of \$7,580 enrolled until 2027). The balance of the farm consists of 39.05 acres of pasture with East Beaver Creek flowing through and new high tensile barbed wire fences/gates installed last year.

Seeded to a diverse mix of wildflowers (such as Black-Eyed Susan and Purple Coneflower) and legumes (such as Crimson Clover), the CP42 - Pollinator Habitat and filter / buffer strip practices will enhance and restore habitat for the longevity of pollinator species and upland birds.

The 118.37 FSA tillable acres carry a CSR2 of 67.7 with primary soil types including Clarion, Biscay, and Nicollet loam. The property is located southwest of Ogden, Iowa in Section 15 of Beaver Township and just a few miles south of US Highway 30.

LEGAL DESCRIPTION: East Half (1/2) of the Northwest Quarter (1/4), and the North Half (1/2) of the Southwest Quarter (1/4) of Section fifteen (15), Township eighty-three (83) North, Range twenty-eight (28), West of the 5th P.M., Boone County, Iowa.

FARM DETAILS: FSA Cropland - 118.37 acres

Total CRP - 118.37 acres paying approx. \$35,425 annually
 CP42 - 89.54 acres paying \$310.98/acre, approx. \$27,845 annually expires 2026
 CP21 & CP33 - 28.83 acres paying \$262.91/acre, approx. \$7,580 annually expires 2027

IMPROVEMENTS: New high tensile barbed wire fences and gates installed last year on the pasture acres.

DIRECTIONS: From Ogden, Iowa: Travel west on US Highway 30 for 3 miles until D Avenue. Turn left (south) on D Avenue for 2.5 miles and the property will be located on the left (east) side of the road. Look for signs.

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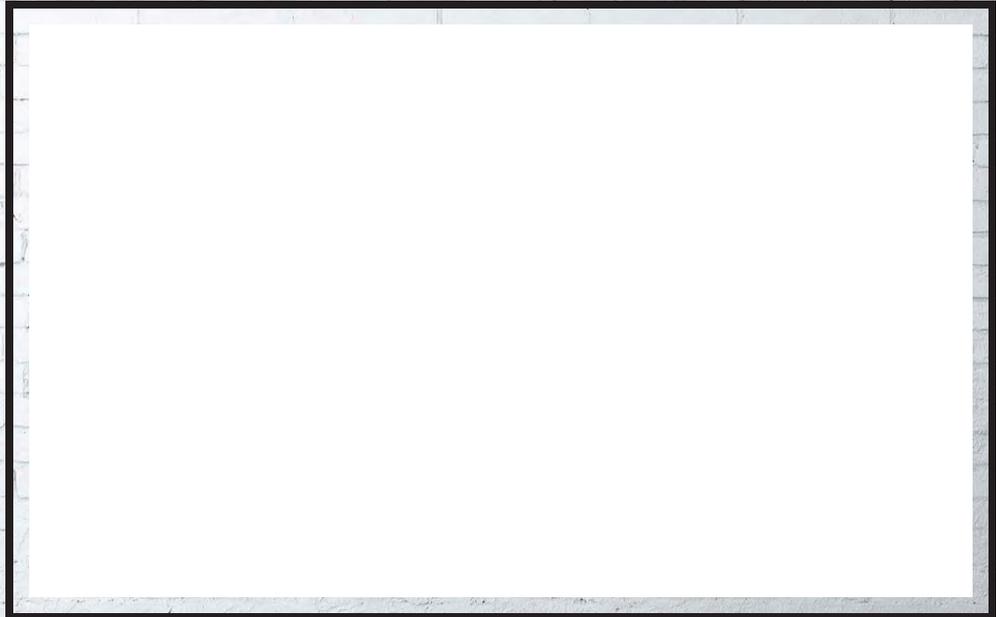


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