

AUDUBON COUNTY
**FARMLAND
AVAILABLE**



PeoplesCompany.com

LISTING #14473

116
ACRES M/L

MATT ADAMS

515.423.9235 Matt@PeoplesCompany.com

OFFERING 116 ACRES M/L

of highly productive Audubon County farmland. This tract has approximately 89.57 acres m/l currently in row crop production carrying a CSR2 of 71.1. The balance of the property includes 15.2 acres enrolled in CRP (Conservation Reserve Program) until 2023 with an annual payment of \$3,208 (\$211.04 per acre). The CRP practice is CP1 (Grasses & Legumes). Primary soil types include high producing loam soils of Judson-Colo-Ackmore, Marshall, and Judson Silty Clay Loam. Conservation practices have been actively applied with farming done on the contour, established waterways, and strategic terracing. Farm has been leased for the 2019 year. The farm is located just east of Exira, Iowa, in Section 2 of Exira Township.

FARM DETAILS

FSA Cropland Acres: 104.77
Corn: 58.8 Base Acres with a PLC Yield of 103
Soybeans: 30.5 Base Acres with a PLC Yield of 34
Farm is enrolled in ARC-CO.
Total CRP - 15.20 acres enrolled into CP1 program paying \$211.04 per acre or approximately \$3,208 annually expiring in 2023.



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PRICE: \$812,000
PRICE/ACRE: \$7,000
GROSS TAXES: \$2,916

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EXIRA, IOWA

TILLABLE SOILS MAP

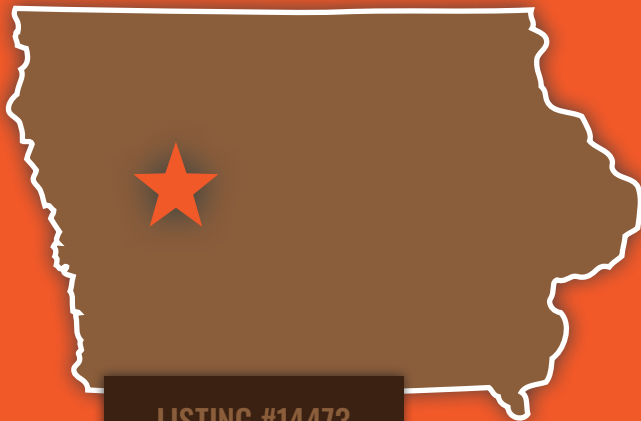
Code	Soil Description	Acres	Percent of Field	Legend	CSR2
11B	Judson-Colo-Ackmore complex	25.34	28.3%		81
9D2	Marshall silty clay loam	17.83	19.9%		61
8B	Judson silty clay loam, deep loess	16.89	18.9%		92
Z93D2	Shelby-Adair clay loams, deep loess	12.37	13.8%		38
9C2	Marshall silty clay loam	9.67	10.8%		87
Z93E2	Shelby-Adair clay loams, deep loess	4.29	4.8%		29
8C	Judson silty clay loam, deep loess	2.42	2.7%		87

Weighted Average 71.1



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