

69 ACRES M/L IN MARION COUNTY, IOWA

Price: \$265,650

Price per acre: \$3,850

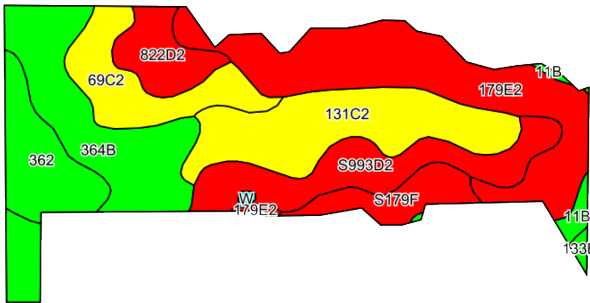
Peoples Company is pleased to offer a great combination farm in Marion County, IA. This property features 69 m/l acres situated in Dallas Township. This tillable/recreational combination farm consists of 30+ acres currently being farmed and available for farming in 2020. The potential total FSA tillable acres are approximately 50.72 acres M/L. The total FSA tillable acres carry a CSR2 of 47.7.

Approximately 18.28 acres m/l of timber draws make up the remaining acres. Ideal for hunting, this farm has the capability to produce quality whitetail and turkey.



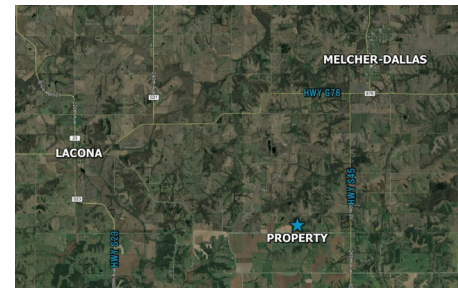
TILLABLE SOILS MAP

Code	Soil Description	Acres	Percent of Field	Legend	CSR2
179E2	Gara loam	11.82	23.3%		24
364B	Grundy silty clay loam	9.16	18.1%		72
131C2	Pershing silt loam	8.58	16.9%		62
S993D2	Gara-Armstrong complex	6.23	12.3%		32
69C2	Clearfield silty clay loam	4.69	9.2%		57
362	Haig silt loam	4.11	8.1%		83
822D2	Lamoni silty clay loam	2.75	5.4%		10
S179F	Gara loam	2.44	4.8%		19
11B	Colo-Ely silty clay loams	0.62	1.2%		78
133B	Colo silty clay loam	0.22	0.4%		74
Weighted Average					47.7



DIRECTIONS

From Hwy 14 turn West onto 260th Ave. Travel for approximately 3.5 miles. Turn West onto County Line Rd/Lucas County Line Rd/Wyoming St. Travel approximately 1.5 miles to property which is located on the North side of the road.



WYOMING STREET | LACONA, IOWA 50139



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Listing #14883

