

FARMLAND AVAILABLE



BUCHANAN COUNTY, IOWA

LISTING #16425



**TRAVIS
SMOCK**

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150
ACRES M/L

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BUCHANAN COUNTY, IOWA

DESCRIPTION

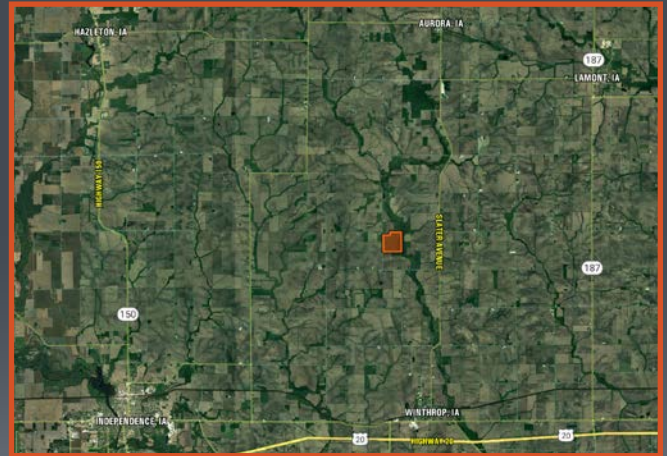
Presenting 150 acres m/l of diverse Buchanan County farmland that offers both highly productive and recreational land in one place! The tillable portion of this property includes 130.20 FSA cropland acres carrying an average CSR2 of 79.3 of which 19.68 acres are enrolled into three separate CRP contracts expiring in 2025, 2026 & 2031 that pay \$5,734 annually. The southeast portion of the farm features thick timber providing habitat, Buffalo Creek providing water, and a 6.19 acre open area enrolled into a CP9 CRP program creating the ideal domain for a multitude of wildlife including white-tailed deer. The farm has been meticulously maintained by the tenant over the years and won a conservation award from the Iowa Soil Conservation in 2013. Don't miss the opportunity to own a property that can uniquely offer both highly productive NHEL soil types and premium hunting in one place. The farm is located along Quonset Avenue in Section 11 of Byron Township between Aurora and Winthrop, Iowa.

PRICE: \$1,875,000

DIRECTIONS

From Winthrop: Head north out of Winthrop, Iowa on Slater Avenue for 3.4 miles. Turn left (west) onto 180th Street and travel 1.5 miles. Turn right (north) onto Quonset Avenue and travel 0.5 miles. The property will be on the east side of the road.

From Aurora: Head south out of Aurora, Iowa on Slater Avenue for 3.4 miles. Turn right (west) on 150th Street and travel 1.8 miles. Turn left (south) onto Quonset Avenue and travel 0.5 miles. The property will be on the east side of the road.

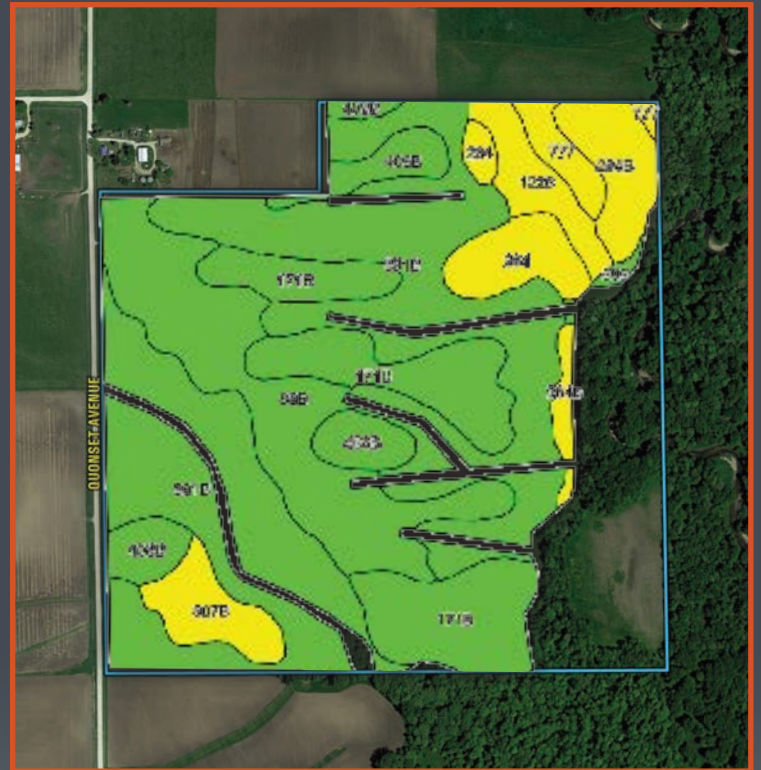




TILLABLE SOILS MAP

Code	Description	Acres	% of Field	CSR2
391B	Clyde-Floyd complex	46.80	42.3%	87 ●
171B	Bassett loam	18.24	16.5%	85 ●
83B	Kenyon loam	17.64	16.0%	90 ●
408B	Olin fine sandy loam	7.05	6.4%	74 ●
284B	Flagler sandy loam	5.69	5.1%	51 ●
284	Flagler sandy loam	4.72	4.3%	55 ●
807B	Schley variant sandy loam	3.86	3.5%	66 ●
1226	Lawler loam	3.68	3.3%	59 ●
777	Wapsie loam	2.38	2.2%	51 ●
585	Coland-Spillville complex	0.46	0.4%	70 ●

Weighted Average **79.3**



CSR2
RATING **79.3**

FARM DETAILS

CRP Contracts:

1.72 acres (SW Corner) enrolled into CP42 paying \$323/acre and expiring in 2026.

6.41 acres (SE Corner) enrolled into CP9 paying \$313.31/acre and expiring in 2025.

8.29 acres (Buffer Strip) enrolled into CP33 paying \$275.15/acre and expiring in 2031.

3.41 acres (Waterways) enrolled into CP8A paying \$275.15/acre and expiring in 2031.

SCAN
HERE



For more information, scan the QR code with your smart phone.
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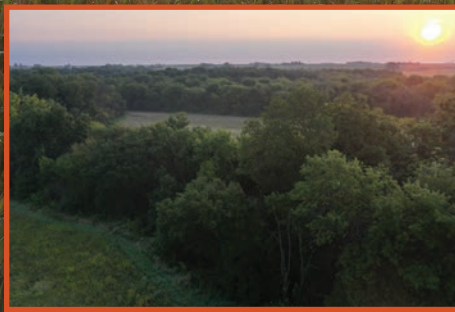
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