



## 39 ACRES M/L

**LISTING #16927**

### PRICE \$518,700

Offering 39 Acres m/l of high quality Hamilton County farmland! This tract offers 34.04 FSA tillable acres with a CSR2 rating of 86.1. The farm currently has approximately 28.63 acres in crop production as well as 5.38 acres in the CRP program. Located just outside of Stratford, IA this farm is positioned in a high quality area with potential for high yields as well as good returns. This Hamilton County farm would make a great addition to a current operation as well as an outstanding investment opportunity. The farm is located in Section 22 of Marion Township in Hamilton County, Iowa. Contact the listing agents for more details.

### Additional Info

- Farm offers 3 CRP contracts
- CRP-2.01 acres @ \$402/acre  
Contract expires 9|30|2030
- CRP -.9 acres @ \$300/acre  
Contract expires 9|30|2032
- CRP - 2.47 acres @ 273.73 (Pollinator)  
Contract 9|30|2032



Code	Soil Description	Acres	% of Field	CSR2	Legend
107	Webster clay loam	14.55	42.7%	86	
52B	Bode clay loam	8.52	25.0%	91	
388	Kossuth silty clay loam	4.88	14.3%	86	
52C2	Bode clay loam	4.09	12.0%	82	
62C2	Stroden loam	1.16	3.4%	64	
138B	Clarion loam	0.84	2.5%	89	
Weighted Average				86.1	



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