

UNION COUNTY, IOWA

108 Acres M/L | Creamery Road | Afton, IA 50830 | Listing #17786 | Asking Price: \$734,400

Peoples Company & Hometown Realty are pleased to present this versatile mixed-use farm, offering both productive soils and the potential to expand cultivation. Currently, 74.54 acres are under production, boasting a CSR2 of 57. The farm's primary soil types include the highly productive Sharpsburg and Colo soils. Notably, 16.30 acres of Sharpsburg soil, with a CSR2 of 91, are strategically located on the high ridges of the farm, providing excellent farmability and consistently strong yields.

While the current tenant has expressed interest in continuing to farm the property in 2025, the farm lease has been terminated, leaving the land open for the 2025 planting season. The farm is conveniently situated near multiple local elevators, with the Poet ethanol plant in Corning just a 45-minute drive away.

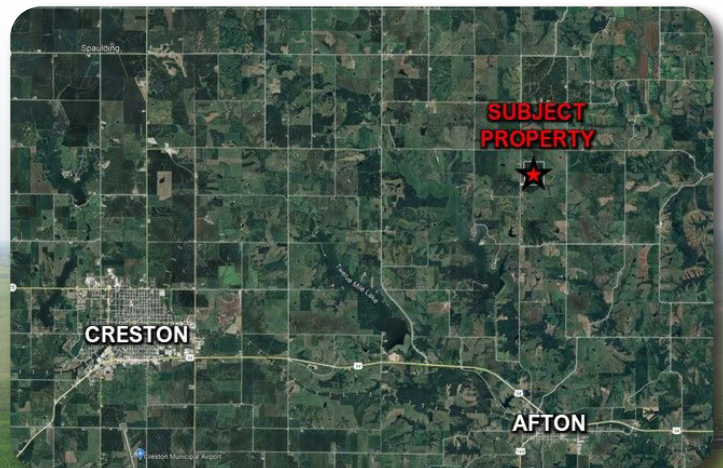
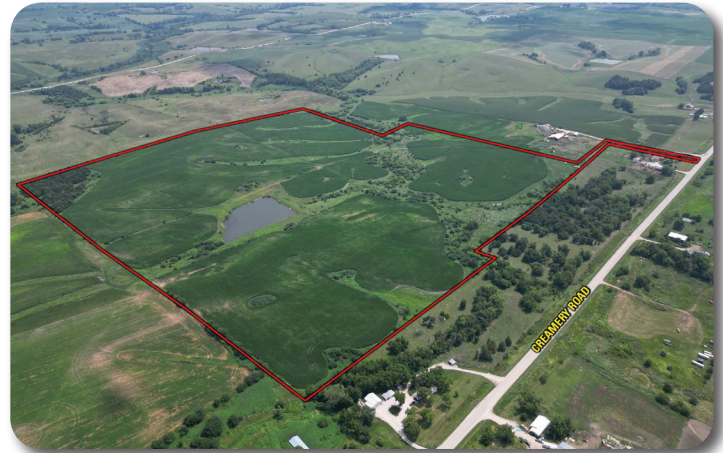
In addition to the land already in production, there are approximately 18 acres of unplanted ground that could be utilized as pasture. For those looking to maximize the farm's potential, the current owner is open to renting out these 18 acres, further enhancing the return on investment.

A survey will be completed and recorded prior to closing. Final acres and boundaries will be taken from the survey. For more information regarding the survey, please contact the listing agent.

A new driveway will need to be installed, and it will be the responsibility of the new buyer to get the driveway installed.

This farm is located in Section 21 of Dodge Township, north of Afton. This piece would be a great addition to any operation or an excellent piece for a beginning farmer looking to get their start. Take advantage of your chance to add some high-quality ground to your portfolio.

Net Taxes are estimated and will need to be reconfigured



SCAN TO VIEW
THIS LISTING
ONLINE!

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