

LAND FOR SALE

**35.64± Acres, Marshall County, Iowa
Offered at \$381,000**

Highlights:

- CSR2 of 75.4
- CRP guaranteed income through September 30, 2026
- Excellent location along US Highway 30; less than two miles from Marshalltown



L-2300325

Legal Description: NW1/4NE1/4 of Section 17, Township 83 North, Range 17 West, of the 5th P.M., less exceptions, Marshall County, Iowa. Please refer to abstract for full legal description.



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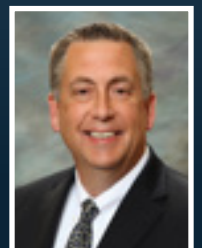
www.FarmersNational.com



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Property Information

Property Location: From 18th Street exit at Marshalltown, travel 1.75 miles east on US Highway 30 to Coppock Park Road. Farm is at the southwest corner of intersection of US Highway 30 and Coppock Park Road. Watch for signs.

Property Description: Well-located investment real estate less than two miles from Marshalltown. Ideal for outdoor recreation by its owner while earning income from the CRP. 31.85 acres under contract through September 30, 2026, with the CRP that pays \$9,319.00 on a compliant contract each October.

FSA Information:

	<u>Base</u>	<u>Yield</u>
Corn	1.75 acres	155 bushels
<i>Not in crop production.</i>		

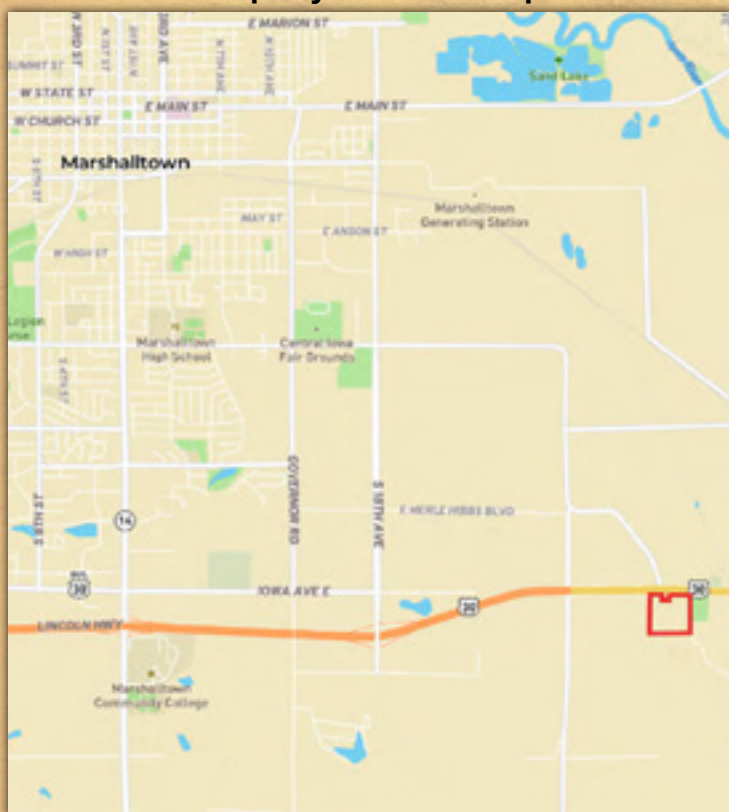
Farm Data:

Cropland	1.75 acres
CRP	31.85 acres
Timber	0.66 acres
County Road	1.00 acres
Non-crop	<u>0.38 acres</u>
Total	35.64 acres (taxable)

CRP Information: 31.85 acres, due to expire on September 30, 2026. Annual payment of \$9,319

Taxes: \$1,300

Property Location Map



Soil Map

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CSR2	CPI	NCCPI	CAP
M162D2	Downs silt loam, till plain, 9 to 14 percent slopes, eroded	10.62	30.85	57.0	0	82	4e
M162C2	Downs silt loam, till plain, 5 to 9 percent slopes, eroded	9.41	27.33	82.0	0	86	3e
462B	Downs silt loam, benches, 2 to 5 percent slopes	6.61	19.2	90.0	0	99	2e
5B	Ackmore-Colo complex, 2 to 5 percent slopes	4.14	12.02	77.0	0	88	2w
M162B	Downs silt loam, till plain, 2 to 5 percent slopes	3.26	9.47	90.0	0	93	2e
179F	Gara loam, 18 to 25 percent slopes	0.18	0.52	19.0	0	64	6e
M162C	Downs silt loam, till plain, 5 to 9 percent slopes	0.11	0.32	85.0	0	92	3e
1220	Nodaway silt loam, shallow loess, 0 to 2 percent slopes, channeled, frequently flooded	0.1	0.29	5.0	0	16	5w
TOTALS		34.43(*)	100%	75.44	-	87.87	2.92



Information provided was obtained from sources deemed reliable, however, the broker makes no guarantees as to its accuracy. All prospective buyers are urged to inspect the property, its title, and to rely on their own conclusions. Seller reserves the right to refuse any or all offers submitted and may withdraw the property from offering without notice. Farmers National Company and its representatives are the designated agents for the seller.