Farmers National Company™

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LAND FOR SALE

71.7± Acres, Buchanan County, Iowa

OFFERED AT
$795,000

Highlights:

- **High-quality farm; 88.76 CSR2**
- **Nearby grain processors in Cedar Rapids**
- **Open tenancy for 2025**

For additional information, please contact:
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Property Information

Directions to Property:
From Troy Mills, Iowa, go four miles north to 300th Avenue. Turn right and go three-quarters of a mile. The farm is on the right.

Property Description:
The farm is a high-quality 88.76 CSR2 farm that consists of 62.44 FSA cropland acres. The farm is partially tiled with tile maps available. The farm has two designated wetland areas along the drainage areas consisting of 9.7 acres. The farm has two CRP waterways containing 1.1 acres. Nearby grain processors are in the Cedar Rapids Metro. Excellent unit for young farmers, or a nice add-on unit for present land owners.

Legal Description:
Survey to determine the acres.

Improvements:
Some tile, along with two CRP waterways. Tile maps are available upon request.

FSA Information:

	Base	Yield
Corn	37.89 acres	177 bushels
Soybeans	21.49 acres	52 bushels

Farm Data:

Cropland	62.44 acres
CRP	1.10 acres
Other	10.30 acres
Total	73.84 acres

CRP Information:
1.10 acres, due to expire September 30, 2028. Annual payment of $274.00
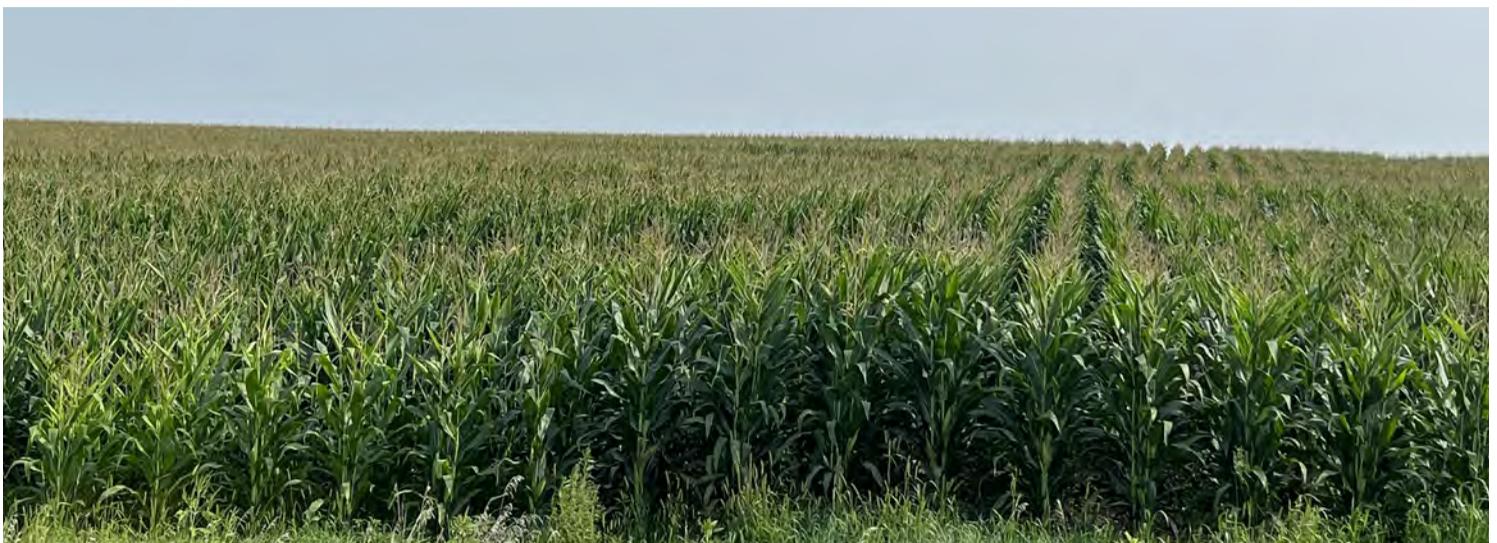
Taxes:
• $2,922.00

Aerial Map

Soil Map

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CSR2	CPI	NCCPI	CAP
83B	Kenyon loam, 2 to 5 percent slopes	42.78	57.84	90.0	0	89	2e
391B	Clyde-Floyd complex, 1 to 4 percent slopes	30.64	41.43	87.0	0	89	2w
399	Readlyn silt loam, 1 to 3 percent slopes	0.54	0.73	91.0	0	80	1
TOTALS		73.96(*)	100%	88.76	-	88.93	1.99

Property Location