



Farmers
National
Company™

www.FarmersNational.com

L-2400423

SCAN THE QR CODE
FOR MORE INFO!



LAND FOR SALE

157.32± Acres, Buchanan County, Iowa

OFFERED AT
\$2,250,000

Highlights:

- High-quality farm; 88.5 CSR2
- Well-maintained and partially tilled
- Open tenancy for 2025



For additional information, please contact:

Sean McDonald, AFM, Agent | (319) 310-5405
SMcDonald@FarmersNational.com



Dennis Rahe, Agent | (319) 270-1010
DRahe@FarmersNational.com

Property Information

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

Legal Description: The West One-half (W1/2) of the East One-half (E1/2) of Section Sixteen (16), Township Eighty Seven (87) North, Range Seven (7), West of the 5th Principal Meridian, Buchanan County, Iowa.

Property Description: The farm is a high-quality, 88.5 CSR2 farm that consists of 150.76 FSA cropland acres. 7.75 acres of the waterway on the south end of the farm is considered a wetland that is non-cropped. The farm is partially tiled with tile maps available. Potential to have long rows. Nearby grain processors in the Cedar Rapids Metro.

Improvements: Tiling on the farm in 2007, 2009, and 1971. Contact Agents for tile maps.

Taxes:

- \$6,714.00

FSA Information:

	Base	Yield
Corn	90.56 acres	177 bushels
Soybeans	51.18 acres	52 bushels

Farm Data:

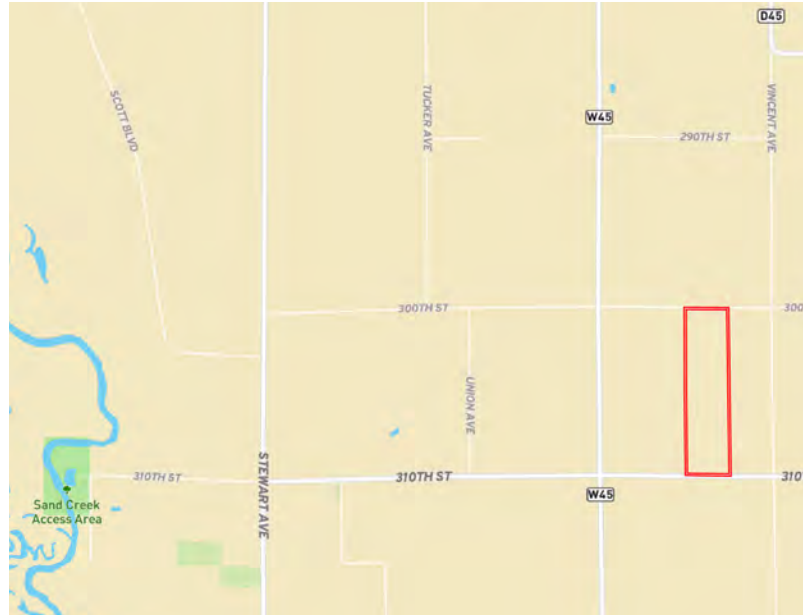
Cropland	150.76 acres
Non-crop	7.97 acres
Total	158.73 acres



Soil Map



Property Location



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CSR2	CPI	NCCPI	CAP
83B	Kenyon loam, 2 to 5 percent slopes	70.94	44.45	90.0	0	89	2e
399	Readlyn silt loam, 1 to 3 percent slopes	44.92	28.14	91.0	0	80	1
391B	Clyde-Floyd complex, 1 to 4 percent slopes	37.15	23.28	87.0	0	89	2w
408B	Olin sandy loam, 2 to 5 percent slopes	6.59	4.13	64.0	5	73	2e
TOTALS		159.6(*)	100%	88.5	0.21	85.8	1.72

Information provided was obtained from sources deemed reliable, but 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 on the reverse side are the Designated Agents for the seller.