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FOR MORE INFO!



# LAND FOR SALE

22.54± Acres, Polk County, Iowa

OFFERED AT  
**\$563,500**

## Highlights:

- Located on paved road near Elkhart city limits
- 87.9 CSR2
- High percent tillable tract with 21.9 crop acres per FSA



For additional information, please contact:  
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# Property Information

**Directions to Property:** From the intersection of NE 46<sup>th</sup> Street and County Road F22 in Elkhart, Iowa, take County Road F22 (NE126th Ave) east 1.5 miles to the northwest corner of the farm. Farm lies to the south of F22 (NE126th Ave).

**Legal Description:** 22.54 acres in the NW 1/4 of the NE 1/4 of section 35, Elkhart Township, T81N R23W per recorded survey. Exact legal per abstract.

**Property Description:** Excellent quality farm located near Elkhart, Iowa on a paved county road. Lease is open for the 2025 crop year. Farm has an 87.9 CSR2 which is well above the Polk County average. Nice add on tract or home site with income potential with the additional acres.

**Farm Data:**

Cropland	21.9 acres
Other	.64 acres
<b>Total</b>	<b>22.54 acres</b>

**FSA Information:**

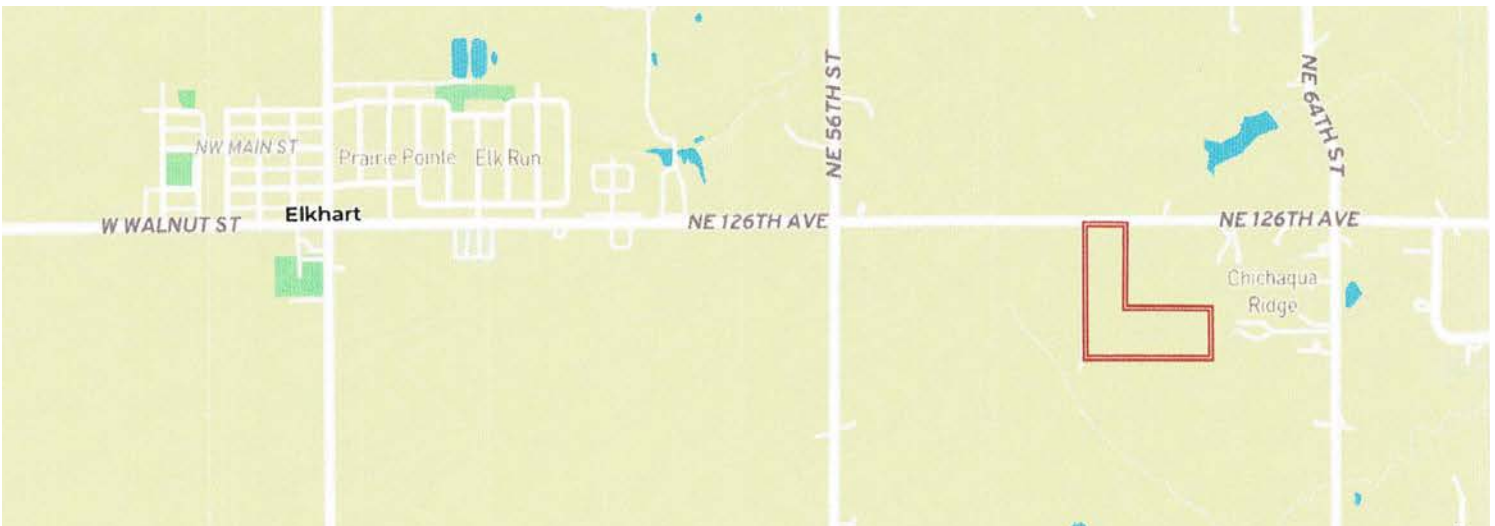
	<b>Base</b>	<b>Yield</b>
Corn	15.18 acres	150 bushels
Soybeans	141.78 acres	48 bushels

\*Subject to reconstitution

**2024 Taxes:** \$884.00

**Price:** \$563,500

## Location Map

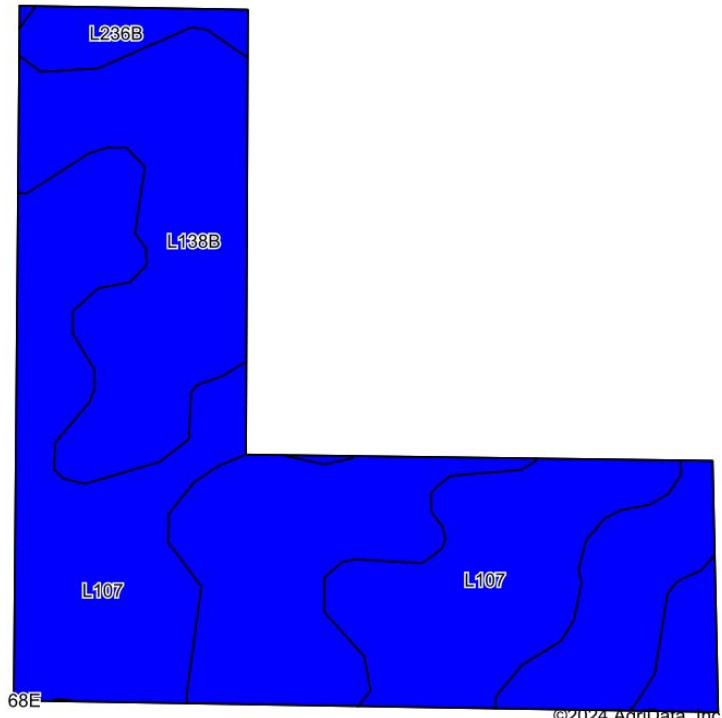




### FSA Map



### Soil Map



Area Symbol: IA153, Soil Area Version: 26

Code	Soil Description	Acres	Percent of field	CSR2 Legend	CSR2**
L138B	Clarion loam, Bemis moraine, 2 to 6 percent slopes	11.28	50.0%		88
L107	Webster clay loam, Bemis moraine, 0 to 2 percent slopes	10.43	46.3%		88
L236B	Lester loam, Bemis moraine, 2 to 6 percent slopes	0.83	3.7%		85
<b>Weighted Average</b>					<b>87.9</b>





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