

SCAN THE QR CODE
FOR MORE INFO!



LAND FOR SALE

155± Acres, Plymouth County, Iowa

OFFERED AT
\$2,350,000

Highlights:

- Well maintained rolling farm with natural drainage.
- Primarily Galva and Radford soils with a CSR2 of 86.11.
- Nearby strong ethanol and livestock markets.



For additional information, please contact:
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Property Information

Directions to Property: From Pierson, go 6 six miles north on A Avenue. The farm is on the left side or, from Kingsley, go three miles North on highway 140, then five miles East on C-60.

Legal Description: Approximately 155 acres in the W1/2 NE1/4 Less Parcel A, NE1/4 NE1/4, Pt N1/2 SE1/4 NE1/4, N1/2 NW1/4 SE 1/4 of Section 12 Garfield Township, T90N, R43W of the 5th PM, Plymouth County, Iowa. Exact Legal to be determined by abstract.

Property Description: The farm is well maintained and is rolling with good natural drainage. CSR2 is 86.11 Accessible with a paved road on the north side and a gravel road on the east side. Manure easement exists until February 26, 2027 with a possible extention of the easement. Farm is rented for 2025 and will have open tenancy for 2026.

Farm Data:

Cropland	149.52 acres
Non-Crop	5.48 acres
Total	155 acres

FSA Information:

	Base	PLC Yield
Corn	57.80 acres	165 bushels
Soybeans	37.3 acres	60 bushels

Taxes: \$4,978.00

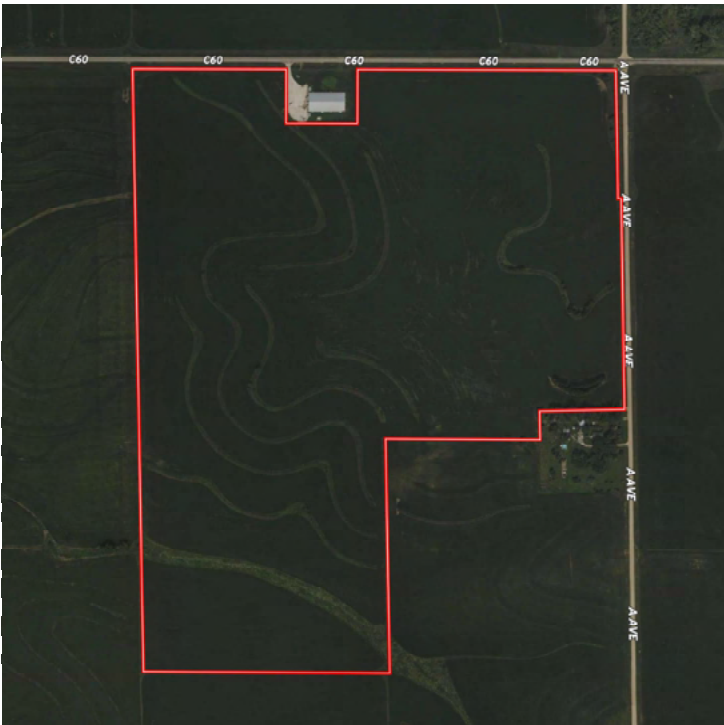
Price: \$2,350,000.00

Location Map

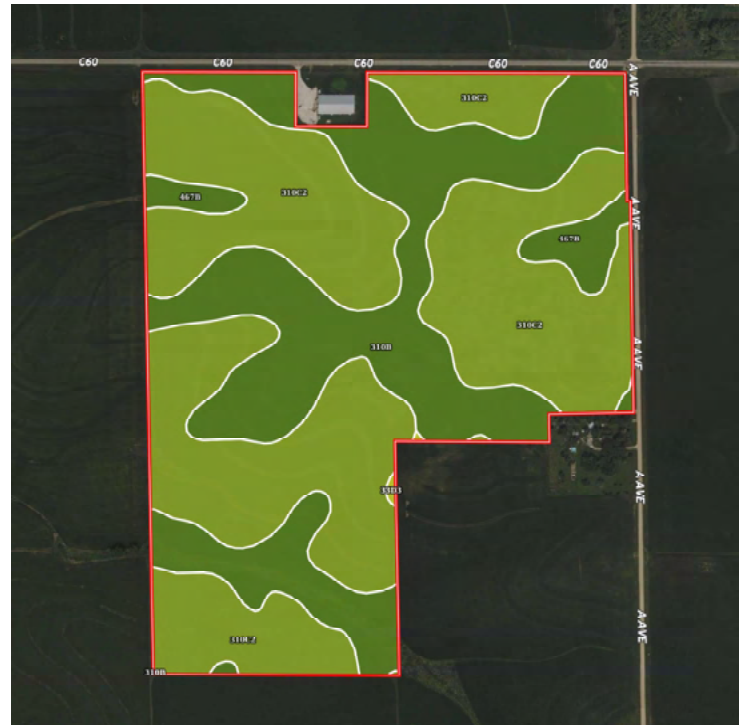


Information provided was obtained from sources deemed reliable, but the broker makes no guarantees as to its accuracy. All prospective buyers are urged to inspect the property, its title and to rely on their own conclusions. Seller reserves the right to refuse any or all offers submitted and may withdraw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

Aerial Map

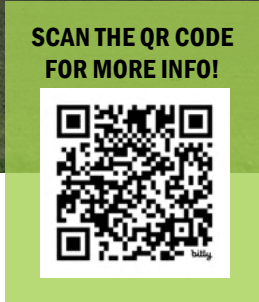


Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CSR2	CPI	NCCPI	CAP
310C2	Galva silty clay loam, 5 to 9 percent slopes, eroded	93.01	60.98	84.0	0	68	3e
310B	Galva silty clay loam, 2 to 5 percent slopes	43.41	28.46	95.0	0	75	2e
467B	Radford silty clay loam, 2 to 5 percent slopes	15.9	10.42	75.0	0	77	2w
33D3	Steinauer clay loam, 9 to 14 percent slopes, severely eroded	0.21	0.14	22.0	0	44	4e
TOTALS		152.53(*)	100%	86.11	-	70.9	2.61





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