

Growthland

Buchanan County, IA
60 Acres M/L
\$600,000 (\$10,000 per Acre)

Farm for Sale

Location: Located six miles south of Jesup and 5 minutes from Highway 20 in Section 29 of Westburg Township; bordered to the south by 265th St.

Acreage Breakdown:

FSA Acres: 61.74 A m/l
FSA Cropland Acres: 46.40 A m/l
Tillable Acres: 48.06 A m/l

Soil Productivity: Tillable CSR2: 74.7

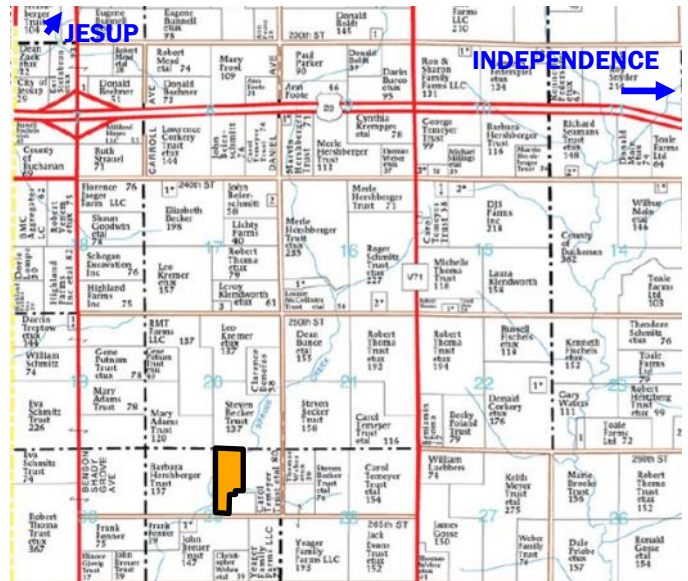
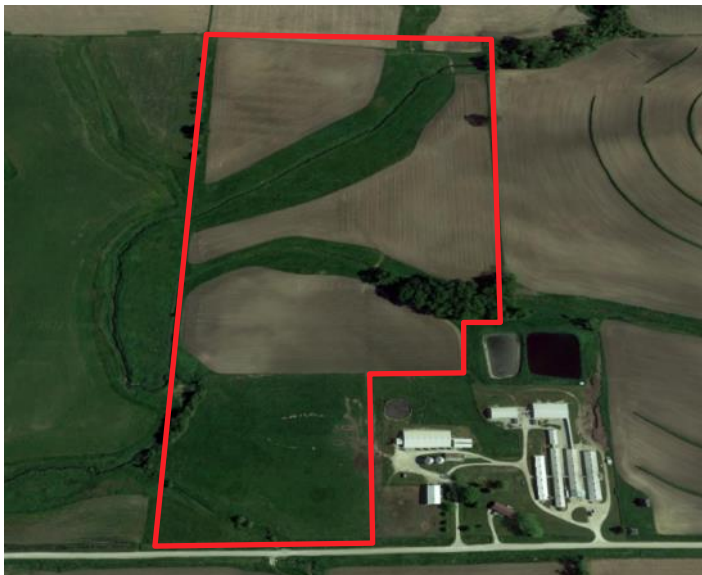
FSA Farm Base Acres:

Corn Base Acres: 20.20
Corn PLC Yield: 123

School District: Jesup School District

Taxes: Estimated \$1,935.65 annually

Comments: Nice Buchanan County farm with a solid production history and potential for more. Lends itself to proper drainage with rolling terrain and drainage outlets navigating through the farm. Solid candidate for future CRP income as well if desired.



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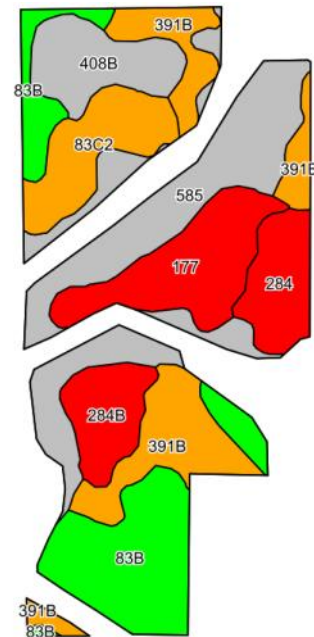
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FSA Map



Tillable Soil Map - CSR2



Code	Soil Description	Acres	% of field	CSR2	CSR2*
585	Coland-Spillville complex, 0 to 2 percent slopes,	12.01	25.0%		70
83B	Kenyon loam, 2 to 5 percent slopes	9.08	18.9%		90
391B	Clyde-Floyd complex, 1 to 4 percent slopes	7.54	15.7%		87
177	Saude loam, 0 to 2 percent slopes	5.56	11.6%		60
83C2	Kenyon loam, 5 to 9 percent slopes, eroded	4.07	8.5%		84
408B	Olin fine sandy loam, 2 to 5 percent slopes	3.76	7.8%		74
284	Flagler sandy loam, 0 to 2 percent slopes	3.10	6.5%		55
284B	Flagler sandy loam, 2 to 5 percent slopes	2.94	6.1%		51
Weighted Average					74.7



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Photos



View from the southwest looking northeast



View from the northeast looking southwest

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