

# Growthland

**40 Acres m/l**  
**Des Moines County, IA**  
**\$448,000 (\$11,200/Acre)**

## Farm For Sale

This parcel lays well and has good road access. The farm lends itself to good drainage and with an 82.2 CSR2 rating, this parcel would be a great productive row crop farm when the CRP contract is up. CRP payment would be prorated to the possession date for the current year and assumed by the buyer after closing. A nice parcel to own!

### Acreage Breakdown:

Cropland Acres: 40.24 A m/l

CRP Acres: 40.24 A m/l

Assessor Acres: 40.390 A m/l

**Soil Productivity:** CSR2: 82.2

**School District:** New London School District

**Taxes:** \$1,658 annually

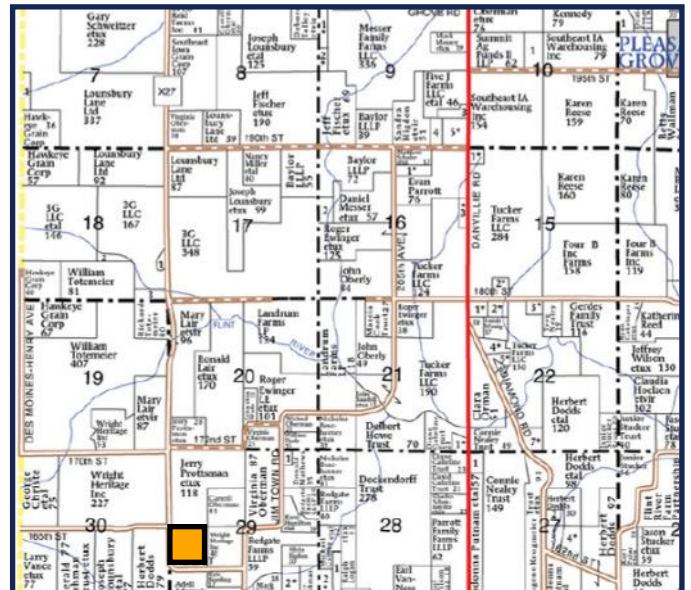
**Possession:** At closing.

**FSA Farm Base Acres:**

Commodity	Base Acres
Corn	20.43
Soybeans	1.90

**Conservation Reserve Program (CRP):** Annual payment of \$10,326.00 or \$256.62 per acre expires September 2027. The estimated CRP buyout is estimated at \$50,000.

**Location:** Located 2.5 miles east of New London and three miles southwest of Pleasant Grove. In Section 29 of Pleasant Grove Township; bordered to the west by 220th Ave, and on the south by 162nd Street.



### Contact Us

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The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Growthland or its staff. All acres are considered more or less.

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FSA Map



Cropland Soil Map - CSR2



Code	Soil Description	Acres	% of field	CSR2	CSR2*
571C2	Hedrick silt loam, 5 to 9 percent slopes, moderately eroded	22.55	56.0%	75	75
280	Mahaska silty clay loam, 0 to 2 percent slopes	12.43	30.9%	94	94
76B	Ladoga silt loam, 2 to 5 percent slopes	2.63	6.5%	86	86
279	Taintor silty clay loam, 0 to 2 percent slopes	2.01	5.0%	83	83
281B	Otley silty clay loam, 2 to 5 percent slopes	0.62	1.5%	91	91
<b>Weighted Average</b>					<b>82.2</b>



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## Photos



**View from the southwest corner looking northeast**



**View from the northeast corner looking southwest**

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