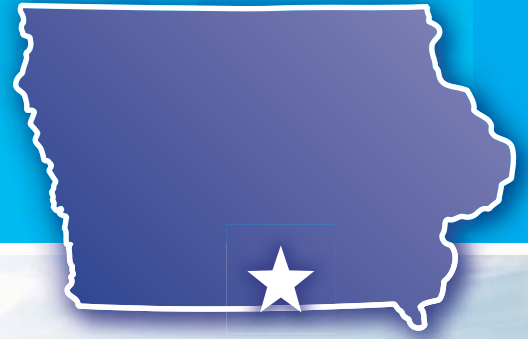


IOWA FARMLAND AVAILABLE
LISTING #13699



1,126 ACRES M/L
WAYNE COUNTY, IOWA

Daran Becker: 515.979.3498
Daran@PeoplesCompany.com

Steve Bruere: 515.240.7500
Steve@PeoplesCompany.com

855.800.LAND
PeoplesCompany.com



1,126 ACRES M/L

WAYNE COUNTY, IOWA

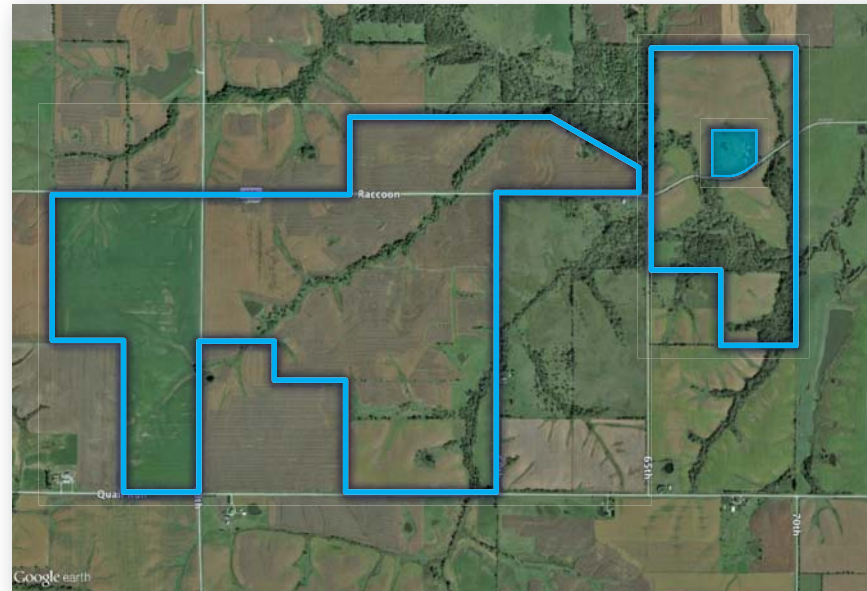
LISTING #13699

Offering 1,126 acres m/l of productive Wayne County, Iowa farmland. This farm consists of approximately 853.85 crop acres m/l carrying a CSR2 of 54.5 (CSR of 45.2) and 69.04 acres currently enrolled in CRP. Primary soil types on the tillable acres include Clarinda, Seymour, and Shelby.

The 69.04 currently enrolled CRP are paying \$13,858 annually with 20.36 acres expiring in 2022 and 48.68 acres expiring in 2027. The tillable acres are open for 2017. Unique opportunity to own a large, diverse, nearly contiguous tract in southern Iowa that provides an excellent income source as well as various hunting and recreational possibilities. Farm is located three miles southeast of Humeston in Sections 25, 26, 34, 35, and 36 of Richman Township.

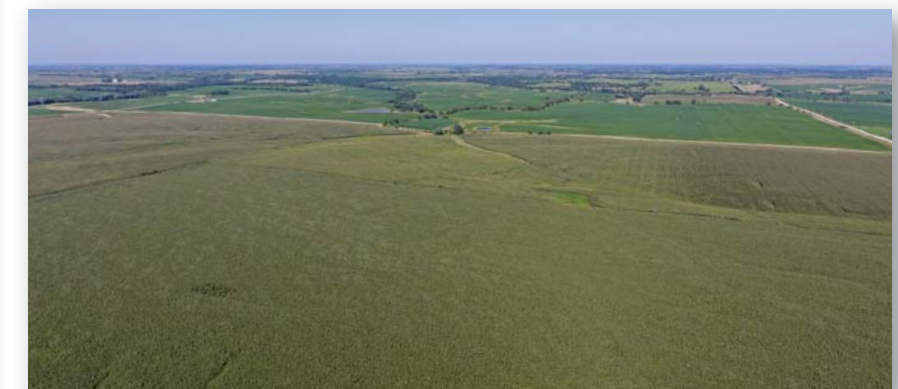
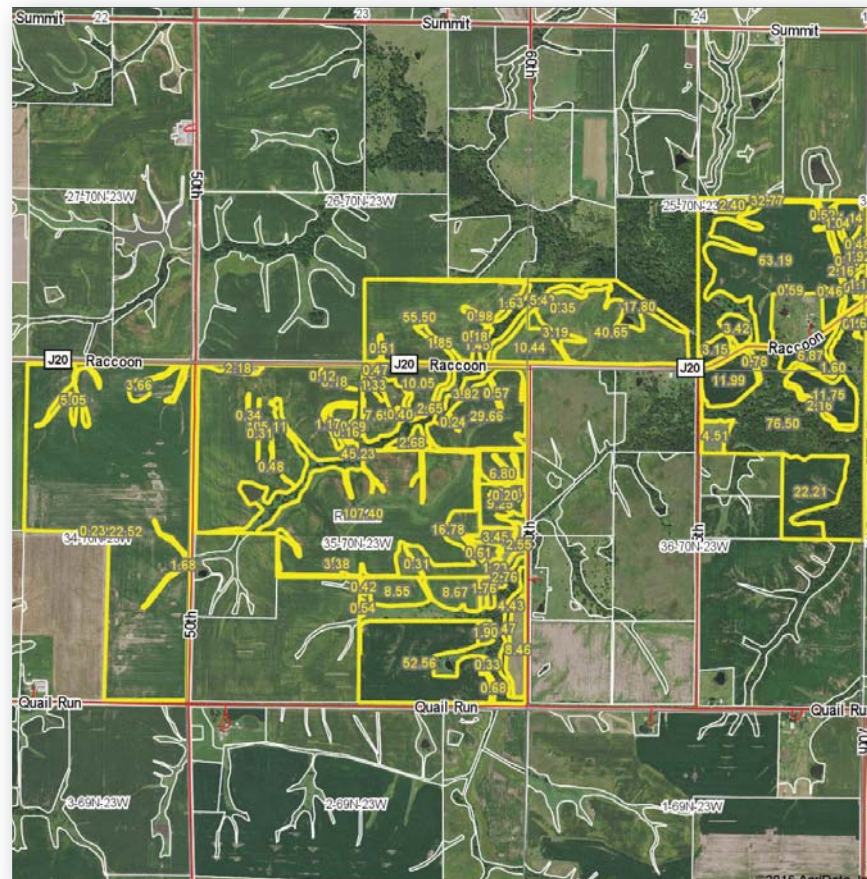
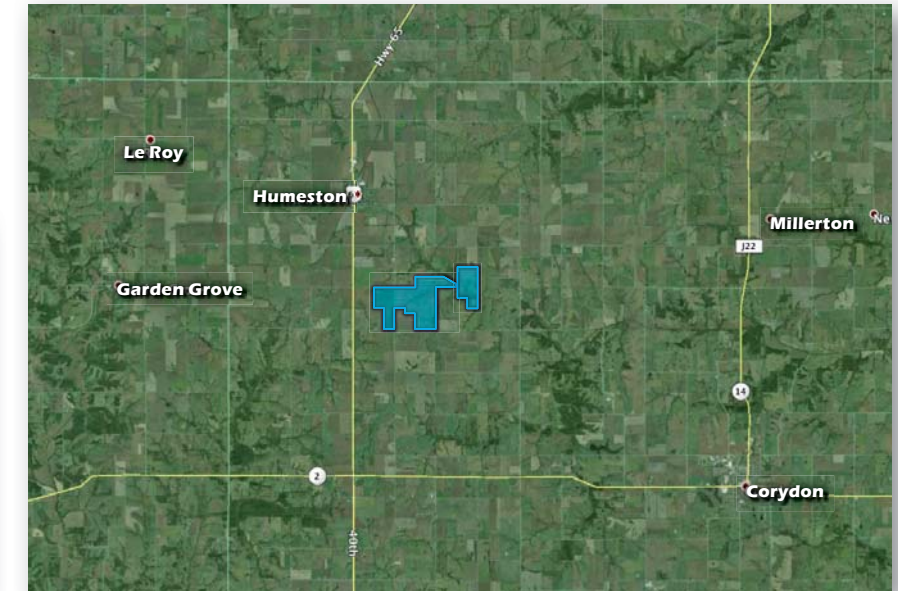
PRICE \$4,750,000

TAXES \$14,946



DIRECTIONS

From Humeston, travel approximately two miles south on Highway 65. Turn east onto Raccoon Road and travel for half a mile. Farm is located on the south side of the road.



TILLABLE SOILS (CSR2)

CRP INFORMATION

Acres	Annual Payment	Contract Type	Expires
19.4	\$2,301	CP23	2022
1.0	\$134	CP21	2022
34.21	\$7,956	CP21	2027
14.47	\$3,467	CP21	2027

FARM PROGRAM INFORMATION

Corn – 408.4 base acres
with a PLC Yield of 101

Beans – 418.08 base acres
with a PLC Yield of 34

Wheat – 8.52 base acres
with a PLC Yield of 35

For more information,
please contact a listing
agent or visit our website
and look up listing #13699

PeoplesCompany.com

Code	Soil Description	Acres	Percent of Field	CSR2 Legend	CSR2
222C2	Clarinda silty clay loam	151.69	17.2%	<div></div>	34
312B	Seymour silt loam	136.07	15.5%	<div></div>	64
24D2	Shelby clay loam	124.97	14.2%	<div></div>	51
312C2	Seymour silty clay loam	101.94	11.6%	<div></div>	56
312C	Seymour silt loam	87.73	10.0%	<div></div>	58
362	Haig silt loam	71.61	8.1%	<div></div>	83
13B	Zook-Olmitz-Vesser complex	44.96	5.1%	<div></div>	71
231	Edina silt loam	22.49	2.6%	<div></div>	59
822D2	Lamoni silty clay loam	16.81	1.9%	<div></div>	29
133B	Colo silty clay loam	15.43	1.8%	<div></div>	80
451D2	Caleb loam	13.60	1.5%	<div></div>	42
192C	Adair loam	12.92	1.5%	<div></div>	34
269	Humeston silty clay loam	12.75	1.4%	<div></div>	70
192C2	Adair clay loam	12.75	1.4%	<div></div>	31
269B	Humeston silty clay loam	7.67	0.9%	<div></div>	71
24E2	Shelby clay loam	7.54	0.9%	<div></div>	40
51	Vesser silt loam	5.44	0.6%	<div></div>	72
24D3	Shelby clay loam	5.21	0.6%	<div></div>	45
792C2	Armstrong loam	4.88	0.6%	<div></div>	23
179D2	Gara loam	4.74	0.5%	<div></div>	38
179E2	Gara loam	4.43	0.5%	<div></div>	24
822C2	Lamoni silty clay loam	4.00	0.5%	<div></div>	32
531C2	Kniffin silty clay loam	3.66	0.4%	<div></div>	48
179F2	Gara loam	2.66	0.3%	<div></div>	12
792C	Armstrong loam	1.70	0.2%	<div></div>	34
223C2	Rinda silty clay loam	1.50	0.2%	<div></div>	45
222C	Clarinda silty clay loam	0.29	0.0%	<div></div>	37
Weighted Average					54.4

