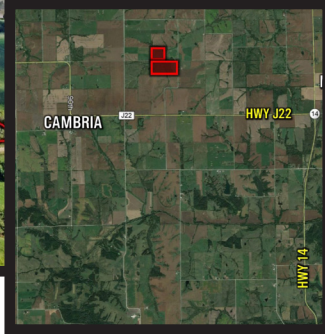


WAYNE COUNTY

TERRACE ROAD . CORYDON, IA 50060

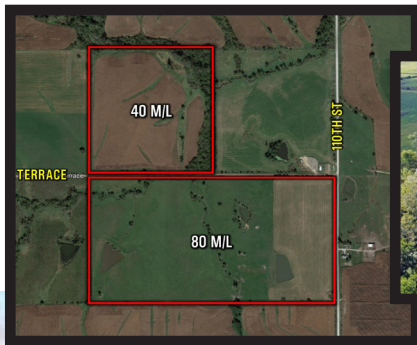
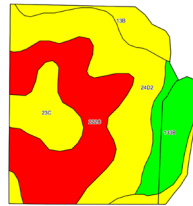
40 ACRES m/L

PRICE: \$166,000 PRICE PER ACRE: \$4,150



TILLABLE SOILS MAP

Code	Soil Description	Acres	Percent of Field	Legend	CSR2
222C	Clarinda silty loam	10.99	33.7%		31
24D2	Shelby clay loam	10.15	31.1%		51
133B	Colo silty clay loam	4.29	13.1%		80
23C	Arispe silty clay loam	3.63	11.1%		66
13B	Zook-Olmitz-Vesser complex	3.58	11.0%		68
Weighted Average					51.6



DESCRIPTION:

Offering 40 acres m/l of high quality Wayne County farmland located north of Corydon in section 15 of Washington township. This tillable/recreational combination farm consists of 32.64 acres currently being farmed and available for farming in 2020. The tillable acres carry a CSR2 of 51.6.

Approximately 7.5 acres m/l of timber draws make up the remaining acres. Ideal for hunting, this farm has the capability to produce quality whitetail and turkey. Farm also has many mature walnut trees that offer potential future income if new buyer would choose to harvest.

*Additional 80 acres m/l available to the South.

DIRECTIONS:

From Corydon, Iowa travel North on Hwy 14 for approximately 6 miles. Turn West onto pavement J22, travel approximately 2.5 miles. Turn North onto 110th St. travel 1 mile. Turn West onto Terrace Road, travel 0.4 miles. Property is located on the North side of the road.

ADDITIONAL INFO:

FSA Cropland acres: 32.64 acres

LISTING #: 14665

LISTING AGENTS:

ADAM CURRAN 641.203.2931
adam@PeoplesCompany.com

SARA CURRAN 641.344.0847
sara@PeoplesCompany.com



PeoplesCompany.com