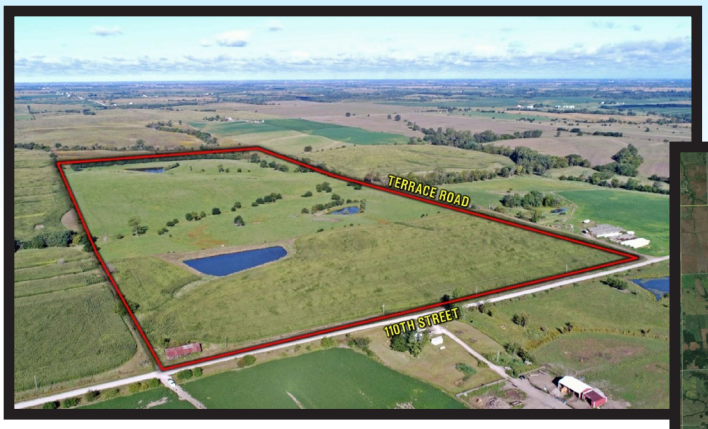
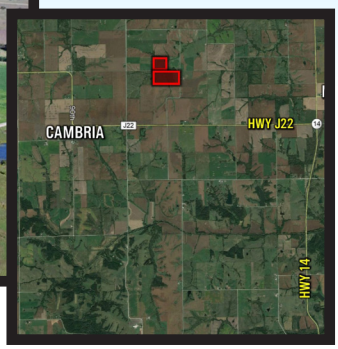
WAYNE COUNTY

110TH STREET . CORYDON, IA 50060

80 ACRES M/L

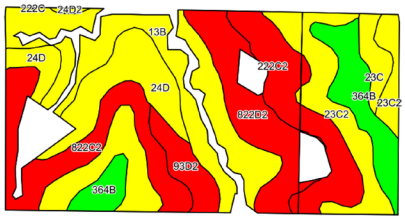
PRICE: $302,000 PRICE PER ACRE: $3,775





TILLABLE SOILS MAP

Code	Soil Description	Acres	Percent of Field	Legend	CSR2
13B	Zook-Olmitz-Vesser complex	13.58	19.5%		68
23C2	Arispe silty clay loam	12.96	18.6%		62
822C2	Lamoni silty clay loam	8.43	12.1%		31
222C2	Clarinda silty clay loam	7.89	11.4%		28
24D	Shelby loam	7.77	11.2%		55
822D2	Lamoni silty clay loam	7.29	10.5%		10
364B	Grundy silty clay loam	6.93	10.0%		72
93D2	Shelby-Adair complex	2.77	4.0%		32
23C	Arispe silty clay loam	1.73	2.5%		66
24D2	Shelby clay loam	0.16	0.2%		51
			Weighted Average		**49.2**



DESCRIPTION:

Presenting 80 acres m/l of Wayne County, Iowa farmland for sale located north of Corydon in section 22 of Washington township. Farm consists of 69.51 FSA tillable acres carrying a CSR2 of 49.2. Approximately 18 acres are currently farmed and open for the 2020 farming season with a CSR2 value of 57.7. Balance of acres are currently being utilized as pasture. The pasture and timber acres on this farm feature 3 ponds, and well-maintained fences to run your livestock. Farm is conveniently located 1 mile from J22 pavement.

*Additional 40 acres m/l available to the North.

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. Property is located on the West side of the road.

ADDITIONAL INFO:

FSA Cropland acres: 69.51 acres

LISTING #: 14666

LISTING AGENTS:

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