

117.00
ACRES M/L
LISTING #14292

WAYNE
COUNTY, IA

PROPERTY ADDRESS
50TH AVENUE, HUMESTON, IA 50123

\$372,000



PEOPLES COMPANY.COM | LISTING #14292



ABOUT THE FARM

Peoples Company is pleased to offer a great combination farm with income in Wayne County, IA. This property features 117 m/l acres situated just miles off of Highway 65 and Highway 2. There are 63.17 CRP acres enrolled into the CP1 program paying \$173.36 per acre or an annual payment of \$10,951 expiring in 2024. Total potential tillable acres is 99.49 with a CSR2 value of 48.5.

With water and electric at the road and the farm's proximity to the highway, this would be a great location to build your dream home. Additionally, the pasture acres and 40' x 60' pole building offer a great opportunity to run livestock. There are a number of options available to the new owner of this farm.

FARM DETAILS

FSA Cropland: 99.49 acres
Effective DCP Cropland: 36.32 acres
Corn Base: 36.32 acres with a PLC Yield of 88
Total CRP: 63.17 acres paying \$10,951 annually expiring in 2024

DIRECTIONS

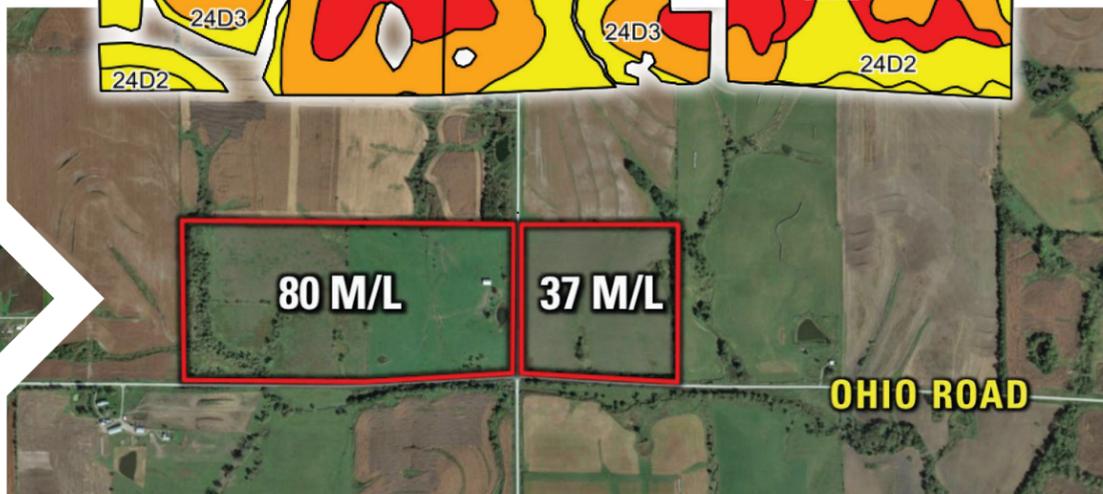
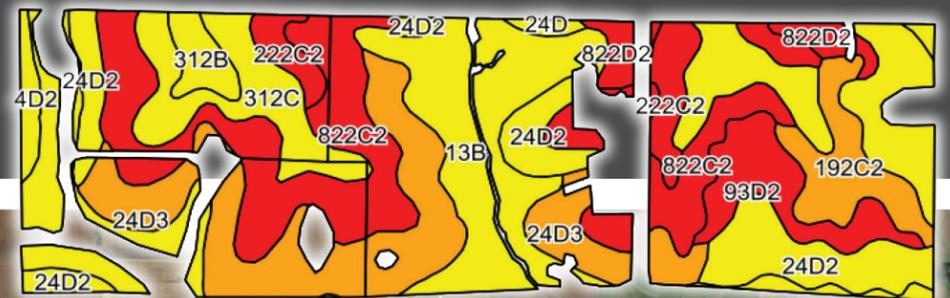
From Humeston, IA head south on Highway 65 for approximately 5 miles to Ohio Road. Turn east onto Ohio Road and continue for 1 mile to 50th Avenue and turn north. The property lies on the east and west side of 50th Avenue.

IMPROVEMENTS

Fence, ponds, pole barn

TILLABLE SOILS

Code	Soil Description	Acres	Percent of Field	CSR2 Legend	CSR2	NCCPI Overall	NCCPI Corn	NCCPI Small Grains
822C2	Lamoni silty clay loam	19.38	19.5%	[Red]	32	65	65	44
13B	Zook-Olmitz-Vesser complex	19.30	19.4%	[Yellow]	68	80	79	14
24D3	Shelby clay loam	16.30	16.4%	[Orange]	45	46	46	28
24D2	Shelby clay loam	15.97	16.1%	[Yellow]	51	62	62	45
312C	Seymour silt loam	10.65	10.7%	[Yellow]	58	70	70	46
93D2	Shelby-Adair complex	5.02	5.0%	[Red]	34	62	62	38
192C2	Adair clay loam	4.91	4.9%	[Orange]	48	60	60	32
222C2	Clarinda silty clay loam	3.59	3.6%	[Red]	34	45	45	14
822D2	Lamoni silty clay loam	2.14	2.2%	[Red]	29	69	69	45
312B	Seymour silt loam	1.77	1.8%	[Yellow]	64	71	71	47
24D	Shelby loam	0.46	0.5%	[Yellow]	55	68	68	56
99.49	Weighted Average				48.5	63.9	63.7	34.1



LISTING AGENTS

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