PEOPLES COMPANY
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LAND AVAILABLE

LISTING #14344

GREENE COUNTY, IOWA

MATT ADAMS | 515.423.9235 | MATT@PEOPLESCOMPANY.COM

| 40 ACRES M/L |

GREENE COUNTY, IOWA

C AVENUE | SCRANTON, IA 51462

DESCRIPTION

Offering 40 acres m/l of highly productive Greene County farmland. This tract has approximately 16.49 acres m/l currently in row crop production carrying a CSR2 of 84.9. The balance of the property includes 17.49 acres enrolled in CRP (Conservation Reserve Program) until 2026 with an annual payment of $5,439 ($311 per acre). The CRP practice is CP42 (Pollinator Habitat) seeded to a diverse mix of wildflowers (such as Black-Eyed Susan and Purple Coneflower) and legumes (such as Crimson Clover), the CP42 – Pollinator Habitat will enhance and restore habitat for the longevity of pollinator species and upland birds. Other conservation practices are being actively applied including manicured grass waterways and buffer strips. This property has been well maintained over the years and improvements include private drainage tile (Contact Agent for details). Farming rights are available for the 2019 crop season. Primary soil types include high producing loam soils of Clarion, Coland-Spillville, and Webster. The farm is located just west of Scranton, Iowa, in Section 9 of Scranton Township.

CRP MAP

FARM DETAILS

Total CRP – 17.49 acres enrolled into CP42 (Pollinator Habitat) program paying $311 per acre or approximately $5,439 annually expiring in 2026.

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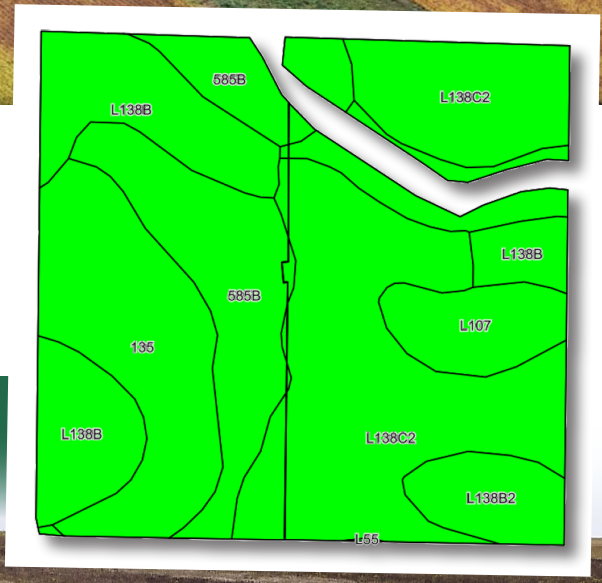

TILLABLE SOILS MAP - 81.7 CSR2

Code	Soil Description	Acres	Percent of Field	Legend	CSR2
L138C2	Clarion loam, Bemis moraine	12.11	35.6%		83
585B	Coland-Spillville complex	5.95	17.5%		74
L138B	Clarion loam, Bemis moraine	5.67	16.7%		88
135	Coland clay loam	5.52	16.2%		76
L107	Webster clay loam	3.15	9.3%		88
L138B2	Clarion loam, Bemis moraine	1.58	4.6%		85
			Weighted Average		**81.7**

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12119 STRATFORD DRIVE, SUITE B
CLIVE, IA 50325

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