

38.00
ACRES M/L
LISTING #14357

WAYNE
COUNTY, IA
PROPERTY ADDRESS
50TH AVENUE & OHIO, HUMESTON, IA 50123

\$160,000

ABOUT THE FARM

Peoples Company is pleased to offer a great CRP farm in Wayne County, IA. This property features 38 acres m/l situated just miles off of Highway 65 and Highway 2. There are 33.49 CRP acres enrolled into the CP1 program paying \$173.36 per acre or an annual payment of \$5,805 expiring in 2024. Total potential tillable acres is 33.49 with a CSR2 value of 44.9.

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. There are a number of options available to the new owner of this farm.

FARM DETAILS

FSA Cropland: 33.49 acres
Total CRP: 33.49 acres paying \$5,805 annually expiring in 2024

DIRECTIONS

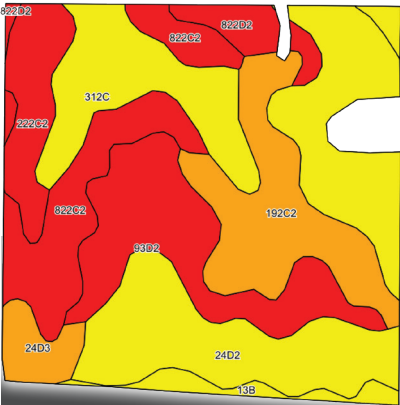
From Humeston, IA head south on Highway 65 for approximately 5 miles to Ohio Avenue. Turn east onto Ohio, and continue for 1 mile to 50th Avenue. Turn north, the property lies on the east side of 50th Avenue.

IMPROVEMENTS

Fence

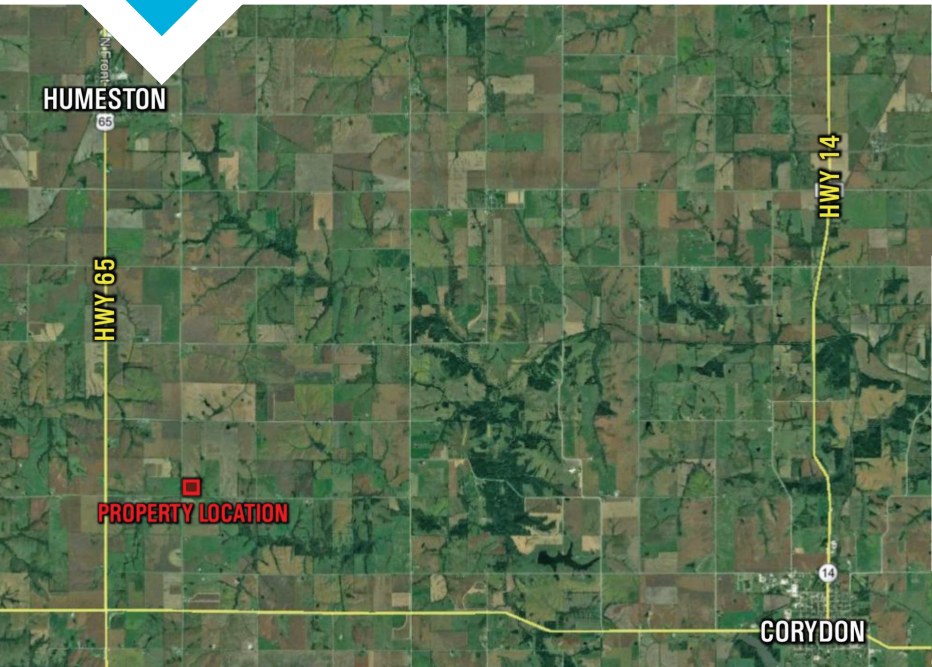


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TILLABLE SOILS MAP (CSR2)

Code	Soil Description	Acres	Percent of Field	CSR2 Legend	CSR2	NCCPI Overall	NCCPI Soybeans
24D2	Shelby clay loam	9.69	28.9%		51	62	51
93D2	Shelby-Adair complex	5.02	15.0%		34	62	46
192C2	Adair clay loam	4.91	14.7%		48	60	44
822C2	Lamoni silty clay loam	4.31	12.9%		32	65	49
312C	Seymour silt loam	4.08	12.2%		58	70	64
222C2	Clarinda silty clay loam	2.21	6.6%		34	45	38
822D2	Lamoni silty clay loam	1.15	3.4%		29	69	49
24D3	Shelby clay loam	1.09	3.3%		45	46	37
13B	Zook-Olmitz-Vesser complex	1.03	3.1%		68	80	70
33.49	Weighted Average	44.9	62.2	49.8			



LISTING AGENTS

ADAM CURRAN: 641-203-2931
ADAM@PEOPLESCOMPANY.COM

SARA CURRAN: 641-344-0847
SARA@PEOPLESCOMPANY.COM