

WARREN COUNTY, IA

- F A R M L A N D A V A I L A B L E -

77

ACRES M/L

\$332,000 or \$4,312/acre

Peoples Company is excited to offer 77 acres m/l of highly tillable ground located 1 mile North and 1/2 mile East of Lacona in Warren County, Iowa. The farm is located just 1/2 mile off of S23 highway and would be a fantastic place to build. There are 60.89 tillable acres with 57.11 acres currently in row crop production and 3.78 acres of CRP with an annual payment of \$1,030 through 2020. The tillable acres carry a 57.7 CSR2 and had \$39,700 worth of tile put in in 2014. The owner will cash rent the crop ground for \$12,000 for the 2019 season or will allow the buyers the option to opt out of the rental agreement. There are multiple pond sites and the old rail line is a natural corridor for whitetail deer. Come take a look!

DIRECTIONS

From Lacona, IA go North on Co. Hwy S23 for 1 mile to Tyler Street. Then, go West on Tyler Street for a 1/2 mile and the property is situated on the South side of the road.

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DETAILS

FSA Cropland: 60.89 acres

Corn: 24.6 acres with a PLC Yield of 89

Oats: 3.8 base acres with a PLC Yield of 44

CRP: 3.8 acres paying \$1,030 annually

CP21: \$271.04 per acre expiring in 2020

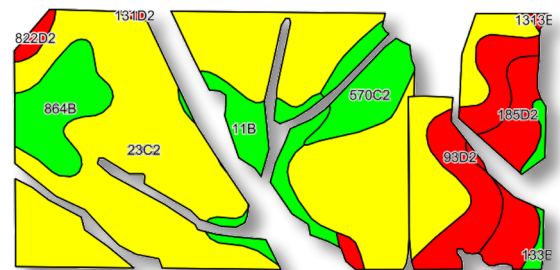
IMPROVEMENTS

Tile

TILLABLE SOILS MAP

Code	Soil Description	Acres	Percent of Field	Legend	CSR2
23C2	Arispe silty clay loam, 5 to 9 percent slopes, moderately eroded	38.69	63.5%		62
93D2	Adair-Shelby clay loams, 9 to 14 percent slopes, moderately eroded	5.60	9.2%		23
864B	Grundy silty clay loam, 2 to 5 percent slopes	4.13	6.8%		72
11B	Colo-Ely silty clay loams, 2 to 5 percent slopes	3.83	6.3%		83
185D2	Bauer silt loam, 9 to 14 percent slopes, moderately eroded	3.76	6.2%		15
570C2	Nira silty clay loam, 5 to 9 percent slopes, moderately eroded	3.52	5.8%		73
133B	Colo silty clay loam, dissected till plain, 2 to 5 percent slopes, occasionally flooded	0.67	1.1%		74
822D2	Lamoni silty clay loam, 9 to 14 percent slopes, eroded	0.49	0.8%		10
1313E3	Munterville soils, 14 to 18 percent slopes, severely eroded	0.11	0.2%		16
131D2	Pershing silt loam, 9 to 14 percent slopes, moderately eroded	0.09	0.1%		37

Weighted Average 57.7



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