Peoples Company is pleased to offer this 41 acre m/l combination farm located just west of St. Marys in Warren County, Iowa. It is an ideal location to build your dream home sitting just 1/2 mile north of County Highway G-50 and 1 1/2 miles east of Interstate 35. There are 21.82 acres of FSA cropland with a CSR2 of 77.1 and 18.72 acres of pasture with a pond and wooded draws. Rural water and electric are at the road and the topography is perfect for a walkout basement and large pond site. Property is cash rented for 2019.

**FARM DETAILS**

FSA Cropland: 21.82 acres  
Corn: 8.4 base acres with a PLC Yield of 129  
Soybeans: 4.8 base acres with a PLC Yield of 34

MLS Number: 581936  
Parcel Number: 07000170630  
School District: I-35  
General Area: St. Marys  
Net Taxes: $726.00  
CSR2: 77.10  
Possession: At Closing  
Terms: Cash, Conventional

**DIRECTIONS**

From St. Marys, IA go South on 40th Ave. for 0.5 miles and turn West on Co. Rd. G50. Continue for approximately 2.3 miles and turn North onto 20th Ave. Then, go for approximately 0.4 miles and the property lies on the East side of the road.  
From Interstate 35 take Exit 52 onto Co. Rd. G50 and go East to 20th Ave. and turn North. Then, go for approximately 0.4 miles and the property lies on the East side of the road.

**TILLABLE SOILS MAP**

<table>
<thead>
<tr>
<th>Code</th>
<th>Soil Description</th>
<th>Acres</th>
<th>Percent of Field</th>
</tr>
</thead>
<tbody>
<tr>
<td>370B</td>
<td>Sharpsburg silty clay loam</td>
<td>10.99</td>
<td>50.4%</td>
</tr>
<tr>
<td>368</td>
<td>Macksburg silty clay loam</td>
<td>4.49</td>
<td>20.6%</td>
</tr>
<tr>
<td>Y69C2</td>
<td>Clearfield silty clay loam</td>
<td>4.04</td>
<td>18.5%</td>
</tr>
<tr>
<td>822D3</td>
<td>Lamoni soils</td>
<td>1.95</td>
<td>8.9%</td>
</tr>
<tr>
<td>370C2</td>
<td>Sharpsburg silty clay loam</td>
<td>0.35</td>
<td>1.6%</td>
</tr>
</tbody>
</table>

Weighted Average 77.1