

# FARMLAND AVAILABLE

GUTHRIE COUNTY, IOWA

**196.86**

ACRES M/L

**Andrew Zellmer:** 712.898.5913  
AndrewZ@PeoplesCompany.com



**Matt Adams:** 515.423.9235  
Matt@PeoplesCompany.com



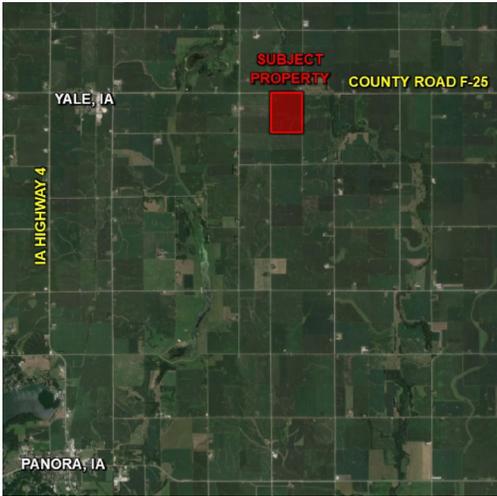
# FARMLAND AVAILABLE

GUTHRIE COUNTY, IOWA

## DESCRIPTION

Peoples Company is proud to present high quality Guthrie County farmland! This farm consists of 196.86 acres m/l with 173 FSA cropland acres carrying a CSR2 rating of 86.1. The balance of the property includes 17.17 acres enrolled in two CRP (Conservation Reserve Program) contracts, 6.97 acres in CP8A Grassed Waterways and 10.2 acres in CP21 Filter Strips. The two contracts have an annual payment of \$6,768 and expire in 2026. This farm primarily consists of high quality Clarion Loam, Webster Clay Loam and Nicollet Loam soils. Farm is located three miles east of Yale, Iowa on County Road F-25 in Section 1 of Cass Township.

The south side of the farm had over 10,935 feet of 5" drainage tile installed in 2016. The tile project along with the 6.97 acres of grass waterways has greatly increased the farms drainage and productivity.



## DIRECTIONS

From Yale, Iowa: Travel east out of Yale on County Road F-25 / 160th Road for 3 miles until reaching York Avenue. The farm is located on the southwest corner of County Road F-25 / 160th Road and York Avenue. Look for signs.



Price  
**\$2,000,000**

Price / Acre  
**\$10,160**

Net Taxes  
**\$4,954**

COUNTY ROAD F-25 / 160TH ROAD



- CRP ACRES**
  - 6.97 Acres
  - CP8A Paying \$2,777 Annually (\$398.41 Per Acre) through 2026.
- CRP ACRES**
  - 10.2 Acres
  - CP21 Paying \$3,991 Annually (\$391.26 Per Acre) through 2026.

YORK AVE

# CRP MAP

COUNTY ROAD F-25 / 160TH ROAD

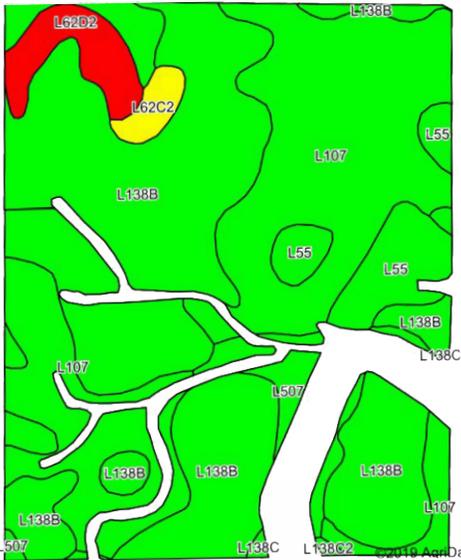


5" Tile Line (10,935ft Installed)

YORK AVE

# TILE MAP

**196.86** ACRES M/L



## TILLABLE SOILS CSR2

Code	Soil Description	Acres	% of Field	CSR2 Legend	CSR2
L138B	Clarion loam, Bemis moraine	83.45	48.2%		88
L107	Webster clay loam, Bemis moraine	64.29	37.2%		88
L55	Nicollet loam	10.28	5.9%		91
L62D2	Storden loam, Bemis moraine	6.43	3.7%		41
L507	Canisteo clay loam, Bemis moraine	5.59	3.2%		87
L62C2	Storden loam, Bemis moraine	2.39	1.4%		64
L138C	Clarion loam, Bemis moraine	0.33	0.2%		84
L138C2	Clarion loam, Bemis moraine	0.24	0.1%		83
Weighted Average					86.1

## Property Address

COUNTRY ROAD F-25 / 160TH ROAD & YORK AVENUE | Yale, Iowa 50277



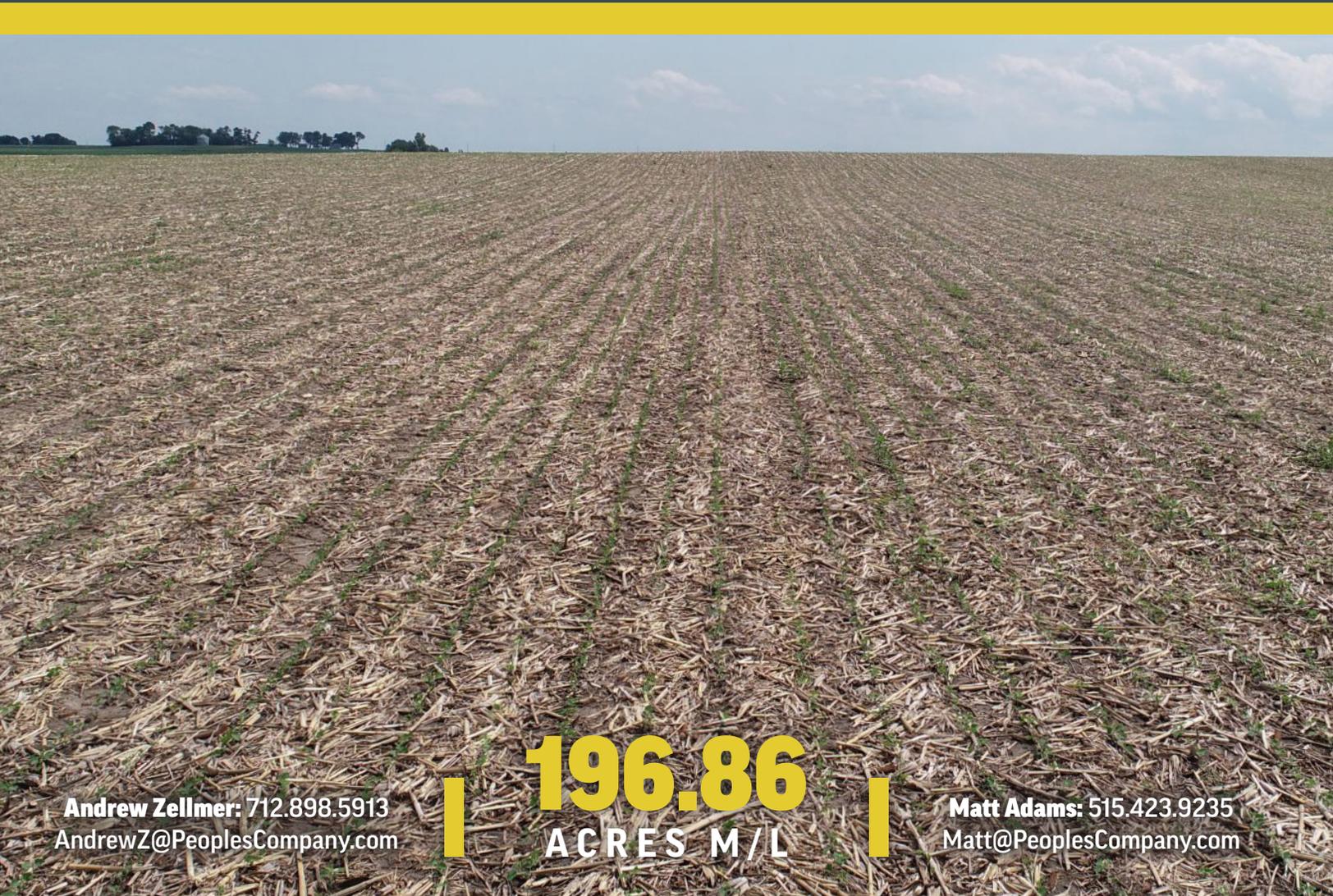
For more information  
VISIT [PEOPLESCOMPANY.COM](http://PEOPLESCOMPANY.COM) | LISTING #14571



12119 STRATFORD DR, STE B  
CLIVE, IOWA 50325  
**PEOPLES COMPANY.COM**

# FARMLAND AVAILABLE

GUTHRIE COUNTY, IOWA



**Andrew Zellmer:** 712.898.5913  
AndrewZ@PeoplesCompany.com

**196.86**  
ACRES M/L

**Matt Adams:** 515.423.9235  
Matt@PeoplesCompany.com