FARMLAND AVAILABLE
GUTHRIE COUNTY, IOWA

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196.86
ACRES M/L
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.

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
### TILLABLE SOILS CSR2

<table>
<thead>
<tr>
<th>Code</th>
<th>Soil Description</th>
<th>Acres</th>
<th>% of Field</th>
<th>CSR2</th>
</tr>
</thead>
<tbody>
<tr>
<td>L138B</td>
<td>Clarion loam, Bemis moraine</td>
<td>83.45</td>
<td>48.2%</td>
<td>88</td>
</tr>
<tr>
<td>L107</td>
<td>Webster clay loam, Bemis moraine</td>
<td>64.29</td>
<td>37.2%</td>
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<tr>
<td>L55</td>
<td>Niccolot loam</td>
<td>10.28</td>
<td>5.9%</td>
<td>91</td>
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<tr>
<td>L62D2</td>
<td>Storden loam, Bemis moraine</td>
<td>6.43</td>
<td>3.7%</td>
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</tr>
<tr>
<td>L507</td>
<td>Canisteo clay loam, Bemis moraine</td>
<td>5.59</td>
<td>3.2%</td>
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<td>L62C2</td>
<td>Storden loam, Bemis moraine</td>
<td>2.39</td>
<td>1.4%</td>
<td>64</td>
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<td>L138C</td>
<td>Clarion loam, Bemis moraine</td>
<td>0.33</td>
<td>0.2%</td>
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<td>L138C2</td>
<td>Clarion loam, Bemis moraine</td>
<td>0.24</td>
<td>0.1%</td>
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<tr>
<td></td>
<td>Weighted Average</td>
<td>86.1</td>
<td></td>
<td></td>
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</tbody>
</table>

#### For more information
VISIT PEOPLESCOMPANY.COM | LISTING #14571

**County Road F-25 / 160th Road & York Avenue | Yale, Iowa 50277**
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