

LAND AVAILABLE

Union County, Iowa



LISTING #14719

99
Acres M/L

ERIC LONNEVIK

515.473.0278

Eric@PeoplesCompany.com



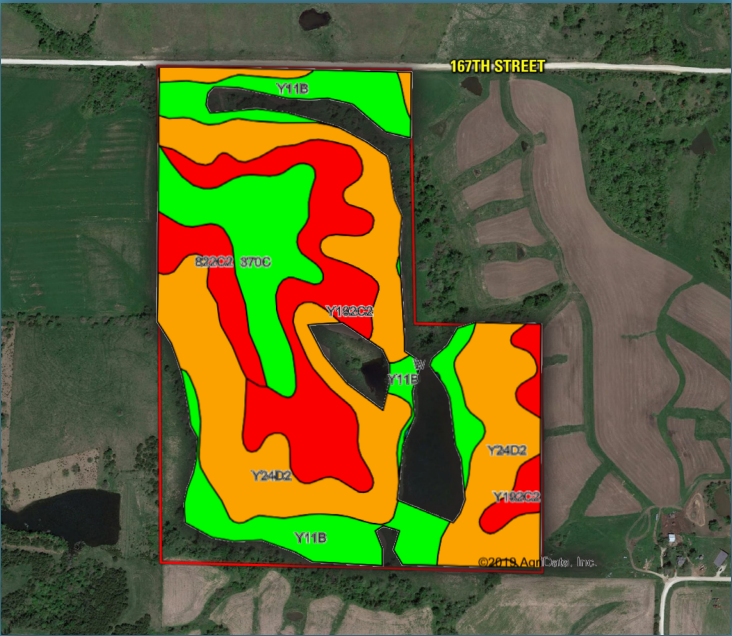
LAND AVAILABLE

Union County, Iowa

PROPERTY ADDRESS: 167TH STREET • THAYER, IOWA 50254

TILLABLE SOILS MAP

Code	Soil Description	Acres	Percent of Field	Legend	CSR2
Y24D2	Shelby clay loam	35.29	44.5%	Orange	49
Y192C2	Adair clay loam	15.69	19.8%	Red	33
Y11B	Colo-Ely silty clay loams	14.57	18.4%	Green	80
370C	Sharpsburg silty clay loam	9.56	12.1%	Light Green	81
822C2	Lamoni silty clay loam	3.62	4.6%	Dark Red	38
Y179D2	Glara loam	0.07	0.1%	Yellow	43
Weighted Average					54.5



DESCRIPTION

Offering 99 acres m/l of diverse Union County farmland and recreational land. Farm consists of a high percentage of tillable acres with 79.23 FSA cropland acres (CSR2 of 54.5) all of which are enrolled in a CRP contract with an annual income of approximately \$19,377. The CRP acres are seeded down to a mix of grasses, forbs, legumes and wildflowers providing excellent habitat for a variety of wildlife including deer, turkeys, pheasants and quail. Remaining CRP contract payments total over \$135,639 making this farm an excellent long-term investment. Remainder of property consists of brushy timber draws and two ponds, one of which covers nearly four acres and is fully stocked. Unique opportunity to own an income producing asset with a strong return that also provides opportunity for hunting, fishing, and camping trips within a short drive of the Des Moines Metro. Farm is located in Sections 2 & 11 of Jones Township, just north of Thayer, IA.

99
Acres M/L

PRICE
\$475,000

PRICE/ACRE
\$4,798

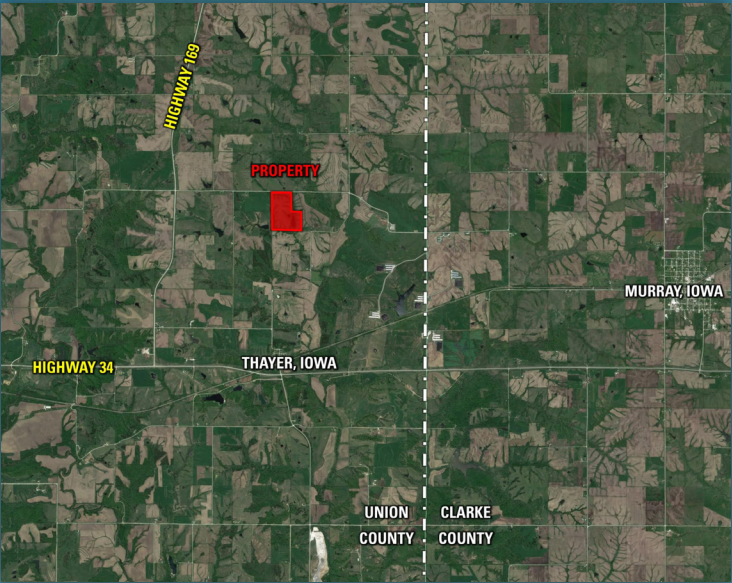
NET TAXES
\$1,629.90



DIRECTIONS

From Thayer, Iowa travel west on Hwy 34 approximately 1.6 miles before turning right on Hwy 169. Go north 2.3 miles on Hwy 169 until you reach 167th Street. Turn right on 167th Street and go east 1.3 miles property is on the south side of the road. Look for Peoples Company signs.

From Lorimor, Iowa travel south on Hwy 169 approximately 5 miles until you reach 167th Street. Turn left onto 167th street and go east 1.3 miles property is on the south side of the road. Look for Peoples Company signs.



For more information visit
www.PeoplesCompany.com | Listing #14719



12119 Stratford Drive, Suite B
Clive, Iowa 50325
PeoplesCompany.com

99 ACRES M/L LAND AVAILABLE

Union County, Iowa



ERIC LONNEVIK • 515.473.0278
ERIC@PEOPLES COMPANY.COM

LISTING #14719