LAND AVAILABLE
Union County, Iowa

ERIC LONNEVIK
515.473.0278
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99 Acres M/L

LISTING #14719
LAND AVAILABLE
Union County, Iowa

PROPERTY ADDRESS: 167TH STREET • THAYER, IOWA 50254

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.

PRICE
$475,000

PRICE/ACRE
$4,798

NET TAXES
$1,629.90

TILLABLE SOILS MAP

<table>
<thead>
<tr>
<th>Code</th>
<th>Soil Description</th>
<th>Acres</th>
<th>Percent of Field</th>
<th>Legend</th>
<th>CSR2</th>
</tr>
</thead>
<tbody>
<tr>
<td>Y2402</td>
<td>Shelby clay loam</td>
<td>35.29</td>
<td>44.5%</td>
<td>49</td>
<td></td>
</tr>
<tr>
<td>Y19202</td>
<td>Adair clay loam</td>
<td>15.69</td>
<td>19.8%</td>
<td>33</td>
<td></td>
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<tr>
<td>Y11202</td>
<td>Colo-Ely silty clay loam</td>
<td>14.07</td>
<td>18.4%</td>
<td>80</td>
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</tr>
<tr>
<td>370C</td>
<td>Sharpsburg silty clay loam</td>
<td>9.56</td>
<td>12.1%</td>
<td>81</td>
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<tr>
<td>822C2</td>
<td>Lamoni silty clay loam</td>
<td>3.62</td>
<td>4.6%</td>
<td>38</td>
<td></td>
</tr>
<tr>
<td>Y17902</td>
<td>Glara loam</td>
<td>0.07</td>
<td>0.1%</td>
<td>43</td>
<td></td>
</tr>
</tbody>
</table>

Weighted Average $4,5

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
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