

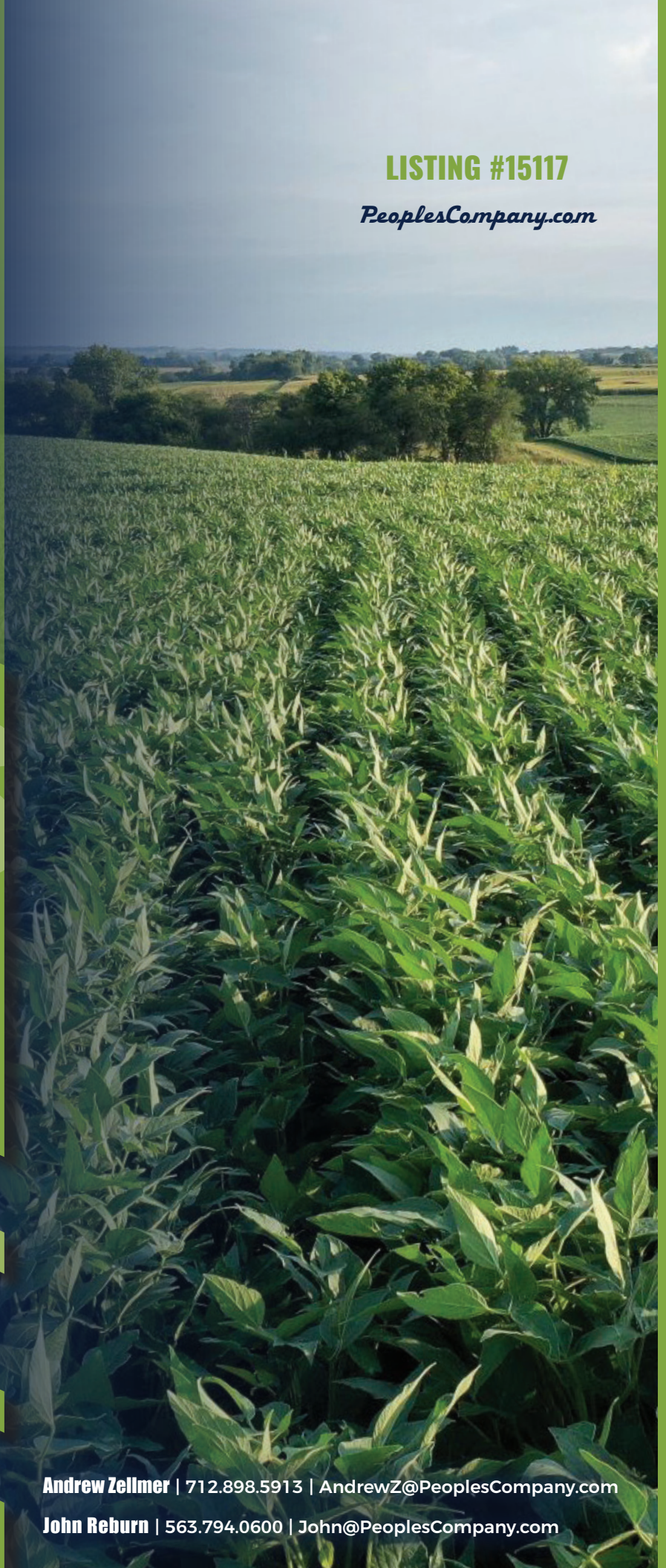


*Land Available
Page County, Iowa*

LISTING #15117

PeoplesCompany.com

**160
ACRES
M/L**



Andrew Zellmer | 712.898.5913 | AndrewZ@PeoplesCompany.com

John Reburn | 563.794.0600 | John@PeoplesCompany.com

160
ACRES
M/L

DESCRIPTION

Offering 160 acres m/l of highly productive Page County farmland. This tract has 153.91 FSA Cropland Acres carrying a CSR2 of 65.3. Primary soil types include Colo Silty Clay Loam and Sharpsburg Silty Clay Loam.

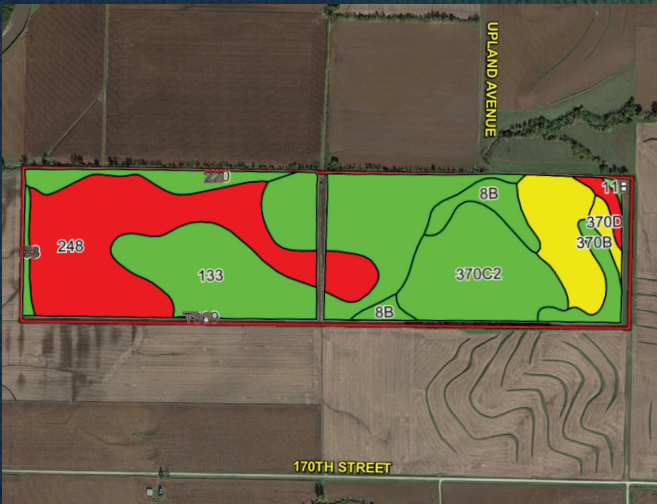
The 2020 farm lease has been terminated and is open for the 2021 cropping season. This highly tillable farm is a great producer and located in a strong area. The farm is located southeast of Clarinda, Iowa, in Section 33 of East River Township.



Page
County

TILLABLE SOILS MAP

Code	Soil Description	Acres	Percent of Field	Legend	CSR2
133	Colo silty clay loam	51.29	33.3%	<div></div>	78
248	Wabash silty clay loam	43.46	28.2%	<div></div>	38
370C2	Sharpsburg silty clay loam	24.27	15.8%	<div></div>	80
370D2	Sharpsburg silty clay loam	12.88	8.4%	<div></div>	54
8B	Judson silty clay loam	6.73	4.4%	<div></div>	93
220	Nodaway silt loam	6.68	4.3%	<div></div>	82
370B	Sharpsburg silty clay loam	4.47	2.9%	<div></div>	91
370D	Sharpsburg silty clay loam	1.85	1.2%	<div></div>	59
Y192D	Adair clay loam	1.74	1.1%	<div></div>	14
11B	Colo-Judson silty clay loams	0.37	0.2%	<div></div>	80
T369	Winterset silty clay loam	0.17	0.1%	<div></div>	83
Weighted Average					65.3



DIRECTIONS

UPLAND AVENUE | CLARINDA, IA 51632

From Clarinda, Iowa: Travel south out of Clarinda on US Highway 71 for 4.5 miles until reaching 265th Street. Turn left (east) on 265th Street for a quarter mile until reaching Sumac Avenue. Turn left (north) on Sumac Avenue for a half mile until reaching 260th Street. Turn right (east) on 260th Street for 2.5 miles until reaching Upland Avenue. Turn right (south) on to Upland Avenue for a half mile. The farm is located on the southwest corner of Upland Avenue. Look for signs.



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Price: \$1,050,000

Price per Acre: \$6,563

Net Taxes: \$3,364

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12119 Stratford Drive, Suite B
Clive, IA 50325

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