

*land available*

# ADAIR

COUNTY

3 2 7 . 6 *acres ml*

**ANDREW ZELLMER**

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**Peoples Company is pleased to present 327.6 m/l gross acres of mixed-use Adair County farmland consisting of 280.64 FSA cropland acres with a mixture of CRP, Grassland, and row-crop production.**

There are currently 157.09 m/l row crop acres in production carrying a CSR2 of 61.2 and 20.85 CRP acres paying \$3,078 per year, with 0.6 acres expiring on September 30th, 2022, and 20.25 acres to expire on September 30th, 2030. The buyer will have to reseed CRP in the spring. Ample food sources and diverse cover make this a top-shelf hunting property in the heart of whitetail country. With a little work and a few inputs the farm has the habitat, crops, and the income you need to create a great, self-sustaining upland bird and whitetail haven. Along with top-of-the-line hunting and productive income-producing tillable acres, there is also a two-story 1,640 Sq. Ft. house that was built in 1907 that comes with a small grain bin and a 60' X 80' multi-use Winkler hoop building built in 2010. The property is located in Section 23 of Grand River township in Adair County, just minutes from State Highway 92 and Interstate 80. The farm is available for the 2021 cropping season.

## FARM DETAILS

**FSA Cropland Acres:** 280.64  
**Corn:** 77 base acres with a PLC yield 100  
**CSR2:** 61.2

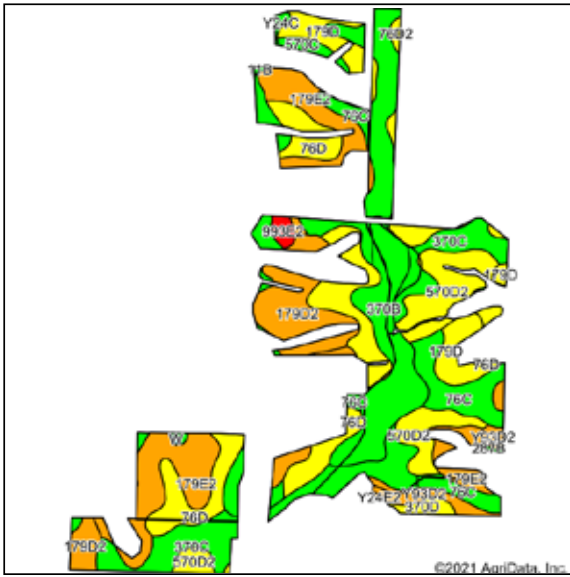
**Net Taxes:** \$8,257.99  
**Price:** \$1,425,060  
**Price per Acre:** \$4,350

## DIRECTIONS

**From Greenfield:** Head south on Highway 25 for two miles to 260th Street. Turn left (east) on 260th Street and travel for nine miles to Winding Avenue. The property will be on the north side of the road. Look for the Peoples Company sign.

3 2 7 . 6 acres ml

# ROW CROP SOILS MAP

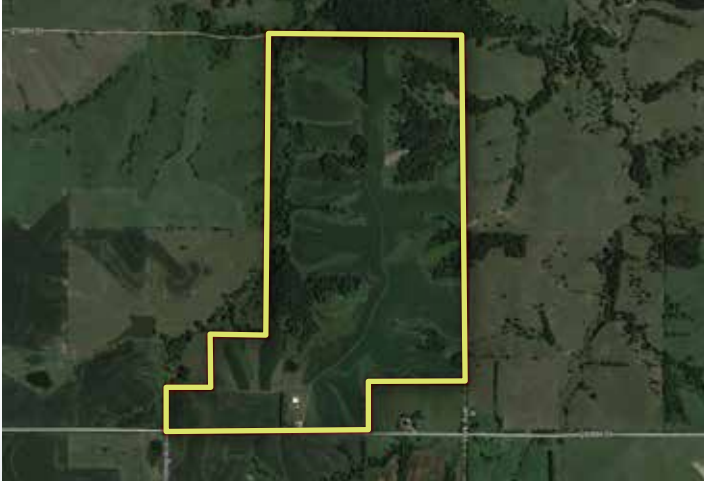


Code	Soil Description	Acres	% of Field	CSR2	
76C	Ladoga silt loam, dissected till plain	23.24	14.8%	80	Green
179E2	Gara loam, dissected till plain	22.67	14.4%	32	Orange
76D	Ladoga silt loam	21.34	13.6%	52	Yellow
370C	Sharpsburg silty clay loam	19.97	12.7%	81	Green
370B	Sharpsburg silty clay loam	16.56	10.5%	91	Green
570D2	Nira silty clay loam	15.47	9.8%	55	Yellow
179D2	Gara loam, dissected till plain	12.18	7.8%	43	Orange
179D	Gara loam, dissected till plain	8.66	5.5%	49	Yellow
Y93D2	Shelby-Adair clay loams, dissected till plain	4.10	2.6%	35	Orange
287B	Zook-Colo-Ely silty clay loams	3.82	2.4%	76	Green
570C	Nira silty clay loam, dissected till plain	3.34	2.1%	84	Green
76D2	Ladoga silt loam	2.40	1.5%	49	Yellow
370D	Sharpsburg silty clay loam	1.40	0.9%	59	Yellow
993E2	Gara-Armstrong loams	1.15	0.7%	26	Red
Y24C	Shelby loam, dissected till plain	0.43	0.3%	76	Green
W	Water	0.13	0.1%	0	Cyan
11B	Colo, occasionally flooded-Ely silty clay loams, dissected till plain	0.12	0.1%	80	Green
Y24E2	Shelby loam, dissected till plain	0.11	0.1%	35	Orange
<b>Weighted Average:</b>				<b>61.2</b>	

## LEARN MORE

For more information on this property, visit [PeoplesCompany.com](http://PeoplesCompany.com) (listing #15351) or contact a Peoples Company agent today!

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