

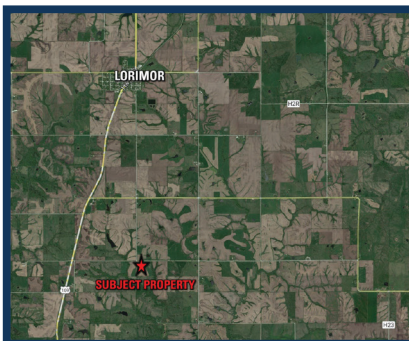
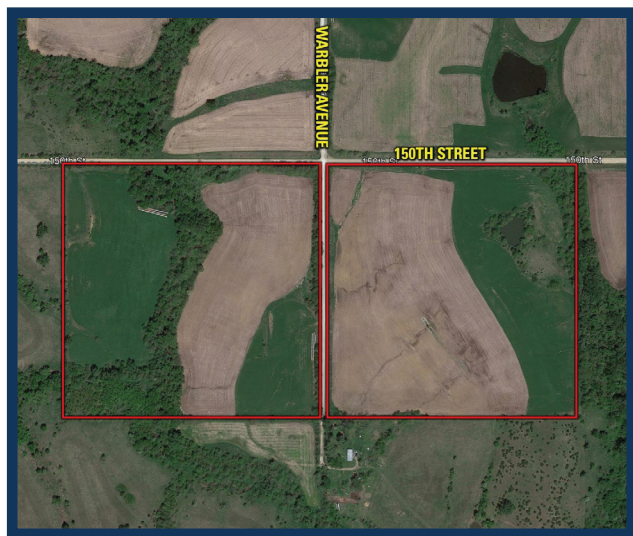
# Union County, Iowa

Peoples Company is pleased to present 80 Acres M/L in northeast Union County. This property consists of 64.87 FSA Tillable Acres with a CSR2 of 52.1 with the main soil types being Colo-Ely silty clay loam and Mystic-Caleb complex. The property has a nice mix of productive soils and recreational acres containing ample food & water sources along with adequate cover for Whitetails. This piece would be the perfect farm for an investor looking to diversify their portfolio while having recreational opportunities or a beginning farmer looking for an affordable 80-acre tract. This farm is located just south of Lorimor, Iowa in Sections 34 & 35 of New Hope Township in Union County, Iowa. The property is currently leased out for the 2022 cropping season; contact the listing agent for details.



## Directions

**From Lorimor:** Travel south on Highway 169 for a little over 3 miles and turn left (east) on 150th Street. Continue east on 150th Street for 3/4 of a mile and the property will be to the south. Look for Peoples Company signs.  
**150th Street & Warbler Avenue Lorimor, IA 50149**



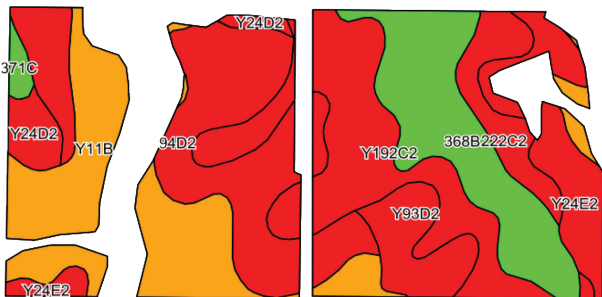
## Listing #16046



**Price: \$494,000 | Price Per Acre: \$6,175**

**Net Taxes: 956.00**

## Tillable Soils Map



Code	Soil Description	Acres	% of Field	Legend	CSR2
Y11B	Colo, occasionally flooded Ely-silt clay loams	13.59	20.9%	●	80
94D2	Mystic-Caleb complex	12.05	18.6%	●	30
Y192C2	Adair clay loam	11.91	18.4%	●	33
368B	Macksburg silty clay loam	9.91	15.3%	●	89
Y24E2	Shelby clay loam	5.56	8.6%	●	35
Y93D2	Shelby-Adair clay loams	3.65	5.6%	●	35
222C2	Clarinda silty clay loam	3.29	5.1%	●	28
Y24E	Shelby loam	2.41	3.7%	●	41
Y24D2	Shelby clay loam	1.92	3.0%	●	49
371C	Nira-Sharpsburg silty clay loams	0.58	0.9%	●	88

**Weighted Average 52.1**

**Kolt Kiburz | 515.468.5035 | Kolt@PeoplesCompany.com**



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