

Land Available

LISTING #16106

Winnebago County

I O W A



PeoplesCompany.com

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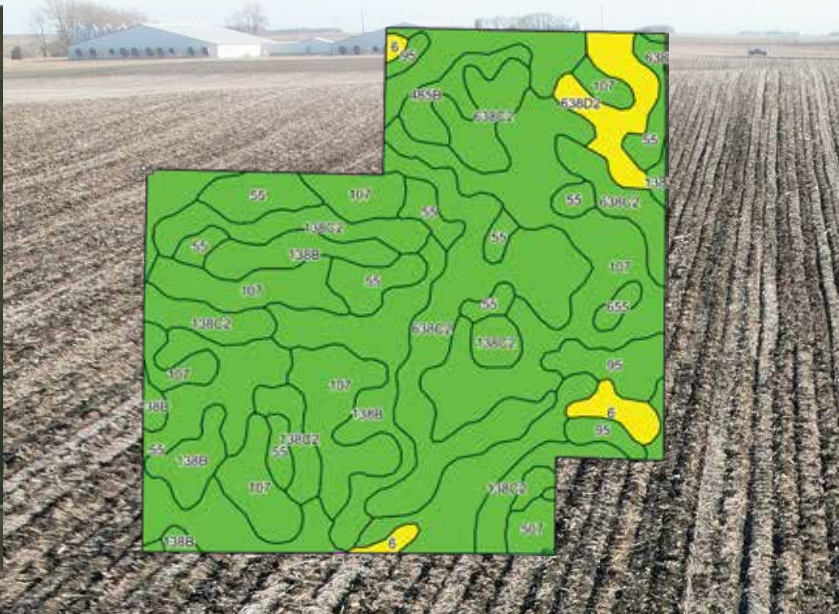
Abot The Property

Winnebago County, Iowa Farmland – 153.86 Acres of high-quality land is available for sale in North Central Iowa. The farm has 150.47 FSA Cropland Acres of which 130.47 acres are currently in row crop production carrying a CSR2 of 82.7. The tillable acres have excellent yield history including 241 bushel corn in 2020 and 69 bushel soybeans in 2021. Primary soil types include high producing Webster Clay Loam, Nicollet Clay Loam, and Clarion-Storden Complex. The

farm has 20 acres enrolled in CRP (Conservation Reserve Program) that expires in 2026 with an annual payment of \$7,235 (\$361.73 per acre). The property is leased for the 2022 cropping season and has a manure easement that will transfer to the new owner. Please contact the listing agent for more details on the farm lease and easement. The farm is located north of Thompson, Iowa, in Section 21 of Eden Township.



Code	Soil Description	Acres	% of Field	CSR2
107	Webster clay loam	34.39	26.4%	86
55	Nicollet clay loam	21.40	16.4%	89
638C2	ClarionStorden complex	20.27	15.5%	75
138B	Clarion loam	14.57	11.2%	89
507	Canisteo clay loam	13.38	10.3%	84
138C2	Clarion loam	12.24	9.4%	83
95	Harps clay loam	4.37	3.3%	72
638D2	OmsrudStorden complex	4.27	3.3%	53
485B	Spillville loam	2.50	1.9%	88
6	Okoboji silty clay loam	2.38	1.8%	59
655	Crippin loam	0.70	0.5%	91
Weighted Average				82.7





FSA Cropland Acres
150.47

DCP Cropland Acres
130.47

Corn

117.79 Base Acres with
a PLC Yield of 165

Soybeans

12.68 Base Acres with
a PLC Yield of 51

Directions

From Thompson, Iowa: Travel north out of Thompson on Iowa Highway 9 for a half mile until reaching 100th Avenue. Turn right (northeast) on 100th Avenue for 5 miles until reaching 480th Street. Turn left (west) on 480th Street for 2 miles until reaching 80th Avenue. The farm is located on the northeast corner of 480th Street & 80th Avenue. Look for Peoples Company sign.

82.7
CSR2

12119 Stratford Drive, Suite B
Clive, IA 50325

82.7
CSR2



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#16106

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CODE TO THE LEFT
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