



Listing #16120

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Peoples Company is pleased to present 40 acres m/l of high-quality Lucas County farmland located on a hard surface road with open tenancy for the 2022 crop year. This tract has 35.12 FSA tillable acres with an average CSR2 of 49.4. The primary soil types include Arispe silty clay loam and Grundy silty clay loam. This farm is bordered on the south side by County Highway H50 (Derby Hwy) with rural water and electric located at the road. Build your dream home, or add a highly tillable tract to your farming operation and cash in on the high commodity prices. Come take a look.

FSA Cropland Acres: 35.12
 Soybeans: 10 Base Acres with PLC Yield of 23
 Net Taxes: \$694.00

DIRECTIONS

From Derby, IA head east on Highway H50 for roughly 3.5 miles. The farm will be on your left. Look for Peoples Company sign.



TILLABLE SOILS MAP

Code	Soil Description	Acres	Percent of Field	Legend	CSR2
23C2	Arispe silty clay loam	11.93	34.0%	Yellow	62
364B	Grundy silty clay loam	11.54	32.9%	Green	72
792D2	Armstrong clay loam	4.34	12.4%	Red	5
822D2	Lamoni silty clay loam	3.36	9.6%	Red	10
179E2	Gara clay loam	2.0	5.7%	Red	23
222C2	Clarinda silty clay loam	1.70	4.8%	Red	28
13B	Zook-Olmitz-Vesser complex	0.25	0.7%	Yellow	68

Weighted Average 49.4