FRAKLIN COUNTY -FARMLAND AVAILABLE



41.78 ACRES M/L | CSR2 93.2 | LISTING #16276

MATT ADAMS

515.423.9235 Matt@PeoplesCompany.com



PROPERTY INFO

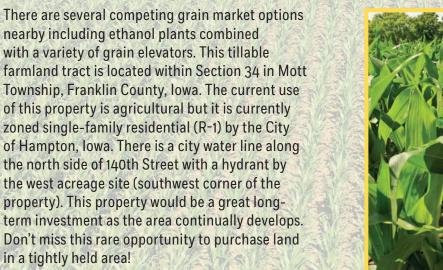
41.78 ACRES M/L

TILLABLE SOILS MAP

CSR2 93.2

Franklin County, Iowa Farmland - Peoples Company is offering 41.78 acres m/I of high-quality Franklin County, Iowa farmland! Located within the city limits in the southeast corner of Hampton, Iowa, this property includes 35.45 FSA NHEL tillable acres. Currently, there are 31.25 acres being farmed carrying a CSR2 rating of 93.2 with the primary soil types of Dinsdale silty clay Ioam, Muscatine silty clay Ioam, and Ely silty clay Ioam. There are 4.20 acres enrolled into the Conservation Reserve Program (CRP) through 2027. The CRP practice is CP-21 (Filter Strips) and has a current annual payment of \$1,260 (\$300/acre).







Current Tillable Soils Map					
Code	Soil Description	Acres	% of Field	Legend	CSR2
377B	Dinsdale silty clay loam	22.51	72.0%		94
119	Muscatine silty clay loam	4.58	14.7%		100
428B	Ely silty clay loam	2.98	9.5%		88
213B	Rockton loam	0.69	2.2%		49
184	Klinger silty clay loam	0.29	0.9%		95
133	Colo silty clay loam	0.13	0.4%		78
Weighted Average					93.2







Asking Price \$438,690



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