



UNION COUNTY
 farmland available



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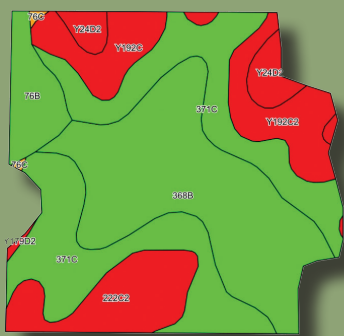
Listing #16581



Peoples Company is pleased to present 38.28 acres m/l in northeast Union County. This property consists of 35.09 FSA Tillable Acres with a CSR2 of 72.8. The primary soil types are Nira-Sharpsburg silty clay loam and Macksburg silty clay loam, and together these soils provide a CSR2 of 88, which is well above the county average. There are currently outlets on three corners of the property allowing for adequate drainage year over year to help take advantage of the productive soils. The opportunities extend past the tillable acres as there are 2.5 acres in the northeast corner that contains adequate cover for a various amount of wildlife. 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 40-acre tract. This farm is located just south of Lorimor, Iowa in Section 33 of New Hope Township in Union County, Iowa. The lease on the tillable acres has been terminated and is open for the 2023 cropping season.

DIRECTIONS

From Lorimor, Iowa: Travel south on Highway 169 for approximately 3.3 miles to 155th Street. Turn west (right) onto 155th Street and continue west for 0.4 miles. The property will be to the north (right). Look for Peoples Company signs.



Code	Soil Description	Acres	Percent of Field	Legend	CSR2
371C	Nira-Sharpsburg silty clay loams	11.43	32.6%		88
368B	Macksburg silty clay loam	11.40	32.5%		89
222C2	Clarinda silty clay loam	3.53	10.1%		28
Y192C2	Adair clay loam	2.69	7.7%		33
Y192C	Adair clay loam	2.29	6.5%		36
76B	Ladoga silt loam	2.06	5.9%		86
Y24D2	Shelby clay loam	1.53	4.4%		49
Weighted Avg					72.8

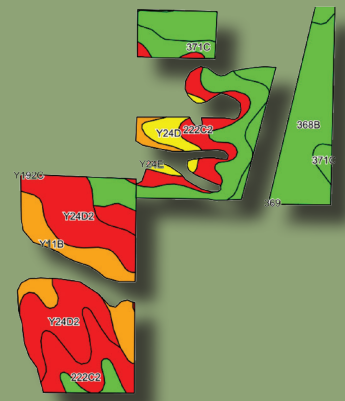
Listing #16582



Peoples Company is pleased to present 102.4 acres m/l in northeast Union County. This property consists of 43.34 FSA Tillable Acres with a CSR2 of 66.1 with the main soil type being Macksburg silty clay loam. This property has a nice mix of productive soils and recreational acres containing ample food & water sources along with adequate cover for an abundance of various types of southern Iowa wildlife. This piece would be the perfect farm for an investor looking to add a multi-use asset to their portfolio or an avid outdoorsman looking for a hunting oasis that provides income. This farm is located just south of Lorimor, Iowa in Section 33 of New Hope Township in Union County, Iowa. The lease on the tillable acres has been terminated and is open for the 2023 cropping season. There is currently a pasture lease in place. There will be a survey done that will slightly change the boundary around the acreage off of U.S. Highway 169. See Proposed New Survey under 'Attachments' to see proposed boundaries. Contact the listing agent for more information on the pasture lease or the survey.

DIRECTIONS

From Lorimor, Iowa: Travel south on Highway 169 for approximately 3.3 miles to 155th Street. Turn west (right) onto 155th Street and continue west for 0.1 miles. The property will be to the north (right). Look for Peoples Company signs.



Code	Soil Description	Acres	Percent of Field	Legend	CSR2
368B	Macksburg silty clay loam	10.56	24.4%		89
Y24D2	Shelby clay loam	9.74	22.5%		49
371C	NiraSharpsburg silty clay loams	8.40	19.4%		88
222C2	Clarinda silty clay loam	8.03	18.5%		28
Y11B	Colo	5.06	11.7%		80
Y24D	Shelby loam	1.49	3.4%		52
Weighted Avg					61.5