



# LUCAS COUNTY

LAND AVAILABLE 80 ACRES M/L

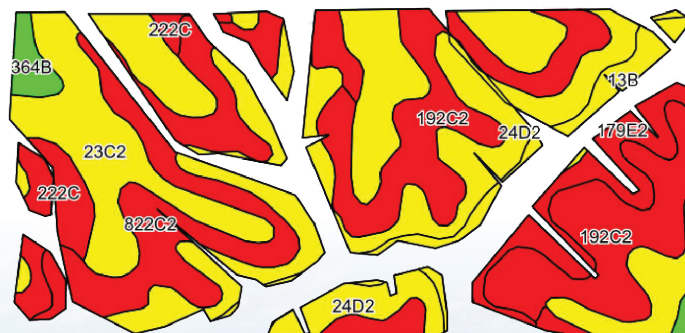
Peoples Company is pleased to present 80 acres m/l, of prime Lucas County, Iowa income producing, recreational ground; located southeast of Newbern, Iowa. Approximately 60 acres m/l are currently in row crop production with an estimated 68.08 FSA tillable acres. The dominant soil types for the tillable acres are Arispe silty clay loam, Adair clay loam, Shelby clay loam, and Lamoni silty clay loam with a weighted average CSR2 rating of 45.6 on the currently tilled acres. The farm will be open for the 2023 farming season. In addition, this property offers exceptional hunting opportunities to harvest trophy whitetail deer and turkey. The farm is located in Section 8 of English Township in Lucas County, Iowa. Contact listing agent for further details.



## Tillable Soils Map

Code	Description	Acres	% of Field	CSR2	
23C2	Arispe silty clay loam	16.61	24.4%	62	●
192C2	Adair clay loam	13.37	19.6%	29	●
24D2	Shelby clay loam	12.68	18.6%	52	●
822C2	Lamoni silty clay loam	11.82	17.4%	36	●
179E2	Gara clay loam	4.56	6.7%	23	●
13B	Zook-Olmitz-Vesser complex	4.09	6.0%	68	●
222C	Clarinda silty clay loam	3.37	5.0%	31	●
364B	Grundy silty clay loam	1.58	2.3%	72	●

Weighted Average 45.6



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