



WAYNE COUNTY

79 ACRES M/L LAND AVAILABLE

PROPERTY

Located on the city limits of Corydon, Iowa this 79 acre m/l property offers a multitude of opportunities. With two entrances from the road, this property would offer multiple building sites for development with views of the rolling hills of southern Iowa. The property offers easy access to the major highways with its location just north of State HWY 2 and east of State HWY 14. Along with its prime location, this property offers good income production with approximately 60 acres in row crop production, offering a CSR2 of 47.8 on the tillable acres. This gently rolling farm boasts income, recreation, and potential for building to suit buyers need. It is truly a solid investment. The farm is located in Section 20 of Corydon Township in Wayne County, Iowa. The farm is leased for the 2023 crop season.

FARM DETAILS

Farmland Acres: 79 Acres m/l

FSA Tillable Acres: 59.98

Corn: 13.11 Base Acres with a PLC Yield of 85

Soybeans: 5.93 Base Acres with a PLC Yield of 28

CSR2: 47.8

DIRECTIONS

From Corydon Square take State HWY 2 East 3 blocks to N East St. On N East street travel North it will curve and become Newton Rd. The property is located on the South Side of Newton Rd. Look for Peoples Company sign.

IMPROVEMENTS

Terraces



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