

Listing #16700



**April 20th, 2023
10:00 AM**

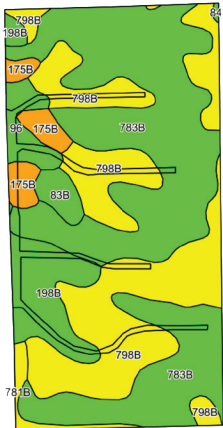
**Chickasaw Event Center
301 North Water Ave
New Hampton, IA 50659**

Mark your calendar for Thursday, April 20th, 2023 at 10:00 AM! Peoples Company is representing the Thola Trust Farm in the sale of 80 acres m/l of high-quality Howard County, Iowa farmland.

This nearly 100% tillable farm consists of 78.3 FSA Cropland acres of which 4.4 acres are in CRP with an annual payment of \$1,548 and 73.9 are FSA tillable acres with an above-average CSR2 soil rating of 70.4. (The average CSR2 rating for Greene County is 76.9). The primary soil types on this tract include top-producing Cresco, Protivin, and Floyd loams. The farm is located 15 miles southwest of Cresco, Iowa, and 29 miles northeast of New Hampton, Iowa, on 160th Street just east of Our Lady of Lourdes Church.

This farm would make for an outstanding add-on unit to an existing farm operation or investment-grade quality land purchase with convenient access to several competing grain marketing options including grain elevators and ethanol plants. Located in Section 23 of Paris Township, with paved Co. Hwy. A46 just one mile north of the farm, and IA Hwy. 63 three miles away.

The single tract will be offered on a price-per-acre basis via Public Auction and will take place on Thursday, April 20th, 2023 at 10:00 AM at the Chickasaw County Event Center in New Hampton, Iowa. This auction can also be viewed through a Virtual Online Auction option with online bidding available



Tillable Soils Map

Code	Soil Description	Acres	Percent of Field	Legend	CSR2
783B	Cresco loam	37.98	48.5%		73
798B	Protivin loam	25.53	32.6%		61
198B	Floyd loam	6.72	8.6%		89
175B	Dickinson fine sandy loam	2.85	3.6%		50
96	Turlin silt loam	2.47	3.2%		87
83B	Kenyon loam	1.56	2.0%		90
781B	Lourdes loam	1.10	1.4%		68
84	Clyde silty clay loam	0.09	0.1%		88

Weighted Avg 70.4



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Directions

From New Hampton travel north on Highway 63 for 17 miles until reaching 150th street (A46) turn east and travel for 4 miles until reaching Robin Avenue. Turn South on Robin Avenue and follow for 1 Mile. Turn West on 160th Street and travel 1/2 mile. Farm is located on the North Side of 160th Street. Look for signs.