



# Clinton County

**FARMLAND AVAILABLE**

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## FARMLAND AVAILABLE

Peoples Company is pleased to offer 72 acres m/l in Clinton County, Iowa. The 72-acre m/l farm contains 70.87 FSA cropland acres, of which approximately 69 acres m/l are currently being farmed carrying a Corn Suitability Rating of 48.9 (CSR2). Primary soil types include Fayette and Downs silt loam. The balance of the farm consists of waterways and roads. This farm would be a great add-on to an existing farming operation or a smart investment for the buyer looking to diversify their portfolio. The farm has undergone immense improvement with the farm being almost pattern tiled and trees being cleared along the fence line, Owner also has a yield history dating back to 2015. The farm is located just north of Charlotte, Iowa along 137th Street in Section 23 of Waterford Township.

The farm is open for the 2023 farming season. Please contact the agent for details.



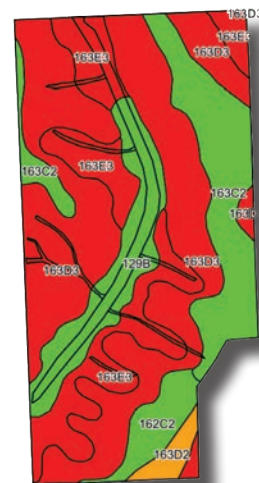
## DIRECTIONS

From Charlotte head north on County Road Z2E for 1 mile. The farm is located on the north side of the road. Look for signs.

## TILLABLE SOILS MAP

Code	Soil Description	Acres	Percent of Field	Legend	CSR2
163D3	Fayette silty clay loam	32.70	46.1%		40
163E3	Fayette silty clay loam	13.49	19.0%		29
163C2	Fayette silt loam	12.16	17.2%		72
129B	ArenzvilleChaseburg complex	7.70	10.9%		73
162C2	Downs silt loam	3.12	4.4%		80
163D2	Fayette silt loam	1.36	1.9%		46
163E2	Fayette silt loam	0.34	0.5%		35

**Weighted Avg 48.8**



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