

54.0 ACRES M/L WAYNE COUNTY, IA

220TH SEYMOUR, IA 52590

FARMLAND AVAILABLE

PRICE: \$420,000 | PRICE PER ACRE: \$7,777

PROPERTY

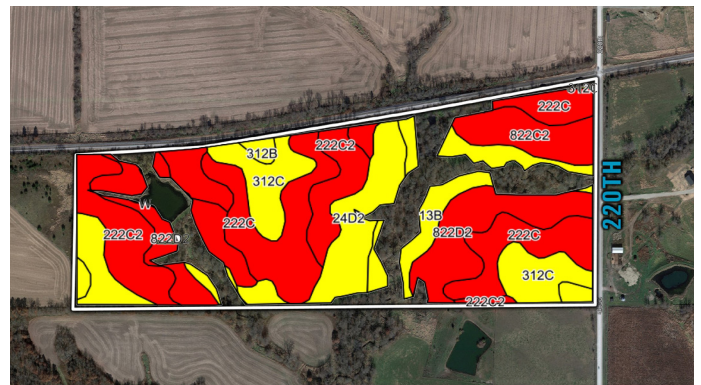
The farmland consists of 46.33 FSA cropland acres, currently all tillable acres are in alfalfa hay production. This farm offers great opportunities for income as well as some of the best wildlife habitat in the area with timber draws and a nice pond located on the west end. Located just 1 mile off of county pavement, it also lends itself to be an outstanding building site. This tract is located in one of the best production ag areas of Wayne County and could also be converted into a corn and soybean rotation if you so choose. Whether you're looking for an add-on to an existing farm operation or investment property, or to build your dream home, check out this property's endless possibilities. The farm is located in Section 21 of Walnut Township in Wayne County, Iowa.

DIRECTIONS

From Seymour, Iowa travel west on W. Main Street out of town for approximately 1 mile. Turn south on 220th and travel 1 mile across the railroad tracks. The property is located on the west side of the road.

TILLABLE SOILS MAP

Code	Soil Description	Acres	% of Field	CSR2	Legend
222C	Clarinda silty clay loam	10.12	21.8%	31	■
822D2	Lamoni silty clay loam	8.92	19.3%	10	■
222C2	Clarinda silty clay loam	7.66	16.5%	28	■
312C	Seymour silt loam	6.71	14.5%	58	■
24D2	Shelby clay loam	4.74	10.2%	51	■
13B	Zook-Olmitz-Vesser complex	4.17	9.0%	68	■
822C2	Lamoni silty clay loam	3.04	6.6%	31	■
312B	Seymour silt loam	0.97	2.1%	64	■
Weighted Average				36.4	



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