

# WAYNE COUNTY, IOWA

## *Farmland Available*

*Corydon, Iowa*

**FARMLAND AVAILABLE**

**Contact**

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# FARMLAND AVAILABLE

609 Acres M/L

Peoples Company is pleased to introduce this rare opportunity to own 609± Acres of Wayne County, Iowa farmland. 530± Acres all adjoin in one continuous tract with an additional 79± Acres located across the road to the south.

The farm consists of 609± total acres with an estimated 483.25 FSA cropland acres. The tillable soils carry an estimated CSR2 value of 47. The farm is currently under tenant operation offering great returns on the 483.25± tillable acres. In addition to a large percentage of the farm being tillable, the farm also offers great potential for income from hunting leases. The current tenant lease will end on February 28th, giving the new buyers the opportunity to negotiate future lease terms if they so choose.

The farm is located just northeast of the Corydon city limits. In addition to the income, quality soils, exceptional deer and turkey hunting, and mature timber; the farm offers a multitude of building site opportunities to suit all your agricultural and recreational desires. The farm is located in Sections 16, 17, and 20 of Corydon Township in Wayne County, Iowa. Don't miss your opportunity to own a sizable piece of southern Iowa farmland. Large continuous tracts such as this are exceptionally hard to find!

## DIRECTIONS

From intersection of Hwy 2 and Hwy 14 in Corydon, Iowa travel east on Hwy 2 for approximately 0.3 of a mile. Turn north onto S East St and travel 0.7 miles. Then take a slight right onto Newton Rd and travel 0.6 miles. The 79± acre tract is located on the south side of Newton Rd. The 530± acre tract is located on the north side of Newton Rd and continues north along the east side of 140th St and south side of Ohio Rd as well. Look for Peoples Company signs.



## CONTACT

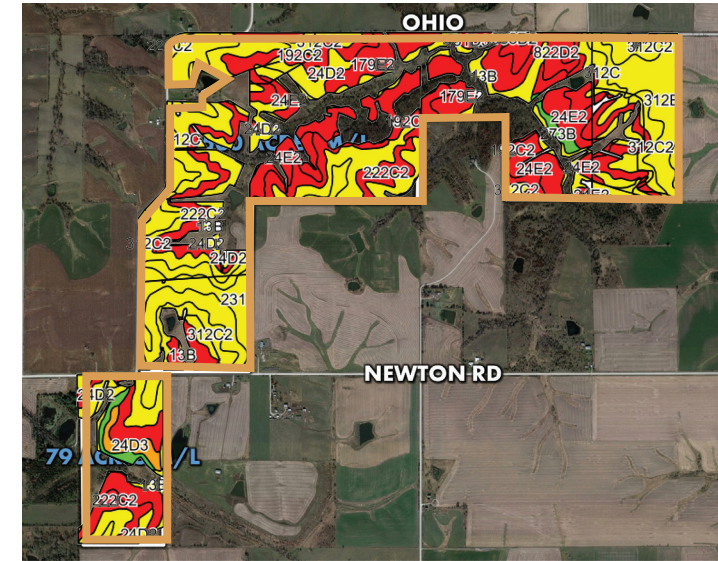
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## Tillable Soils Map

Code	Soil Description	Acres	% of Field	Legend	CSR2
222C2	Clarinda silty clay loam	86.95	18.0%	Red	28
312B	Seymour silt loam	77.09	15.9%	Yellow	64
312C2	Seymour silty clay loam	54.09	11.2%	Light Yellow	56
312C	Seymour silt loam	49.50	10.2%	Yellow	58
24E2	Shelby clay loam	45.28	9.4%	Red	40
179E2	Gara loam	42.00	8.7%	Red	24
24D2	Shelby clay loam	41.29	8.5%	Yellow	51
13B	ZookOlmitzVesser complex	28.10	5.8%	Yellow	68
192C2	Adair clay loam	18.60	3.8%	Red	29
231	Edina silt loam	18.07	3.7%	Yellow	59
273B	Olmitz loam	7.37	1.5%	Green	81
822D2	Lamoni silty clay loam	6.96	1.4%	Red	10
24D3	Shelby clay loam	5.71	1.2%	Orange	45
451D3	Caleb clay loam	1.27	0.3%	Red	36
993D2	GaraArmstrong complex	0.91	0.2%	Red	32
179E	Gara loam	0.50	0.1%	Red	30

Weighted Average 47



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12119 Stratford Drive  
Clive, IA 50325



PeoplesCompany.com  
Listing #17121



SCAN THE QR  
CODE TO THE LEFT  
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THIS LISTING ONLINE!



**Listing #17121**

**609 Acres M/L**

**Price: \$4,445,700**

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