WAYNE COUNTY
LAND FOR SALE

148
ACRES M/L

LISTING #14016

Jared Chambers 641.414.0234
Jared@PeoplesCompany.com
### Tillable Soils CSR2

<table>
<thead>
<tr>
<th>Code</th>
<th>Soil Description</th>
<th>Acres</th>
<th>Percent of Field</th>
<th>CSR2 Legend</th>
<th>CSR2</th>
<th>NCCPI Overall</th>
</tr>
</thead>
<tbody>
<tr>
<td>312C</td>
<td>Seymour silt loam</td>
<td>34.92</td>
<td>25.9%</td>
<td>58</td>
<td>70</td>
<td></td>
</tr>
<tr>
<td>222C2</td>
<td>Clarinda silty clay loam</td>
<td>29.60</td>
<td>22.0%</td>
<td>34</td>
<td>45</td>
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<tr>
<td>822D2</td>
<td>Lamoni silt loam</td>
<td>21.59</td>
<td>16.0%</td>
<td>29</td>
<td>69</td>
<td></td>
</tr>
<tr>
<td>312B</td>
<td>Seymour silt loam</td>
<td>17.96</td>
<td>13.3%</td>
<td>64</td>
<td>71</td>
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<tr>
<td>231</td>
<td>Edina silt loam</td>
<td>7.78</td>
<td>5.8%</td>
<td>59</td>
<td>72</td>
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</tr>
<tr>
<td>312C2</td>
<td>Seymour silty clay loam</td>
<td>6.73</td>
<td>5.0%</td>
<td>56</td>
<td>66</td>
<td></td>
</tr>
<tr>
<td>24D3</td>
<td>Shelby clay loam</td>
<td>0.63</td>
<td>0.4%</td>
<td>48</td>
<td>46</td>
<td></td>
</tr>
<tr>
<td>312B</td>
<td>Zook-Olmitz-Vesser Complex</td>
<td>5.65</td>
<td>4.2%</td>
<td>60</td>
<td>79</td>
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<tr>
<td>222C</td>
<td>Clarinda silt clay loam</td>
<td>1.72</td>
<td>1.3%</td>
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<td>53</td>
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<tr>
<td>192C2</td>
<td>Adair clay loam</td>
<td>1.69</td>
<td>1.3%</td>
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<td>64</td>
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<tr>
<td>24D2</td>
<td>Shelby clay loam</td>
<td>0.38</td>
<td>0.3%</td>
<td>51</td>
<td>62</td>
<td></td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>Weighted Average</strong></td>
<td><strong>48.2</strong></td>
<td><strong>63.3%</strong></td>
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</tr>
</tbody>
</table>

**Tillable Soils CSR2**

**LEGAL DESCRIPTION:**
The Southwest 1/4 of Section 3, Jackson Township, in Wayne County, Iowa T-68 N R-21-W. Exact legal description to be taken from abstract.

**DIRECTIONS:**
Travel east from Corydon, Iowa on Highway 2 for two miles to County Highway S40. Travel south on Highway S40 for approximately 2.5 miles to Jubilee Road. The farm is located at the southeast corner of the intersection of Highway S40 and Jubilee Road. Watch for Peoples Company signs.

**LISTING #14016**

**WAYNE COUNTY FARM**

Offering 148 acres m/l of productive Wayne County farmland located south and east of Corydon, Iowa. This farm has 134.29 FSA tillable acres carrying an average CSR2 of 48.2 on the tillable soils. High quality soil types such as Seymour, Edina and Zook-Olmitz-Vesser combined with the tile and terraces makes this farm a great opportunity to add to your current operation. Farm is located in Section 3 of Jackson Township and is open for crop year 2018.

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**FARM DETAILS:**
FSA Farmland: 146.37 Acres
FSA Cropland Acres: 134.29 Acres
Corn Base: 47.15 Base Acres
with a PLC Yield of 98
Soybean Base: 47.15 Base Acres
with a PLC Yield of 36

**Adding Info:**
The tile and terrace project were completed on December 8, 2015 and are required to remain in a 20 year maintenance/performance agreement with the Wayne SWCD. Contact agent for details.

**Price:** $769,600 ($5,200/acre)
Annual Taxes: $1,538
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