

# WAYNE COUNTY

## LAND FOR SALE

**148**  
**ACRES M/L**



**LISTING #14016**

Jared Chambers 641.414.0234  
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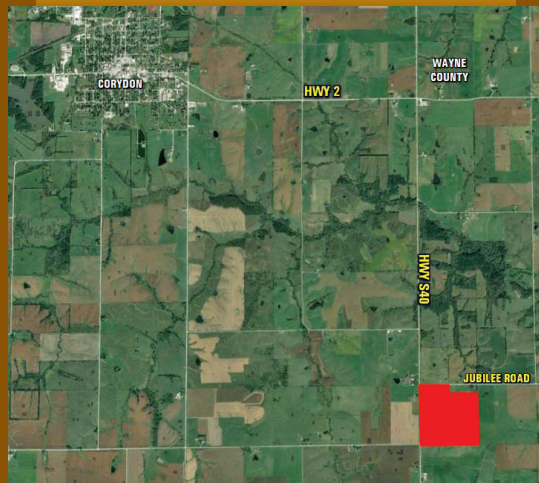




# 148 ACRES M/L

## 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.



### LEGAL DESCRIPTION:

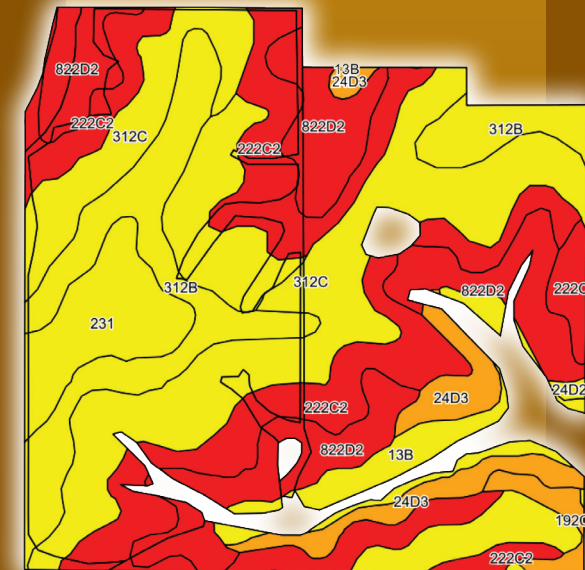
The Southwest 1/4 of Section 3, Jackson Township, in Wayne County, Iowa T-68-N R-21-W. Exact legal description to be taken from abstract.

### 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.

## TILLABLE SOILS CSR2

Code	Soil Description	Acres	Percent of Field	CSR2 Legend	CSR2	NCCPI Overall
312C	Seymour silt loam	34.92	25.9%		58	70
222C2	Clarinda silty clay loam	29.60	22.0%		34	45
822D2	Lamoni silty clay loam	21.59	16.0%		29	69
312B	Seymour silt loam	17.96	13.3%		64	71
231	Edina silt loam	7.78	5.8%		59	72
312C2	Seymour silty clay loam	6.73	5.0%		56	66
24D3	Shelby clay loam	6.63	4.9%		45	46
13B	Zook-Olmitz-Vesser Complex	5.65	4.2%		68	79
222C	Clarinda silty clay loam	1.72	1.3%		37	53
192C2	Adair clay loam	1.69	1.3%		48	64
24D2	Shelby clay loam	0.38	0.3%		51	62
Weighted Average					48.2	63.3



### ADDITIONAL 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.

Peoples Company #14016  
Price: \$769,600 (\$5,200/acre)  
Annual Taxes: \$1,538

### 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



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