

PAGE COUNTY, IOWA

Farmland For Sale

| 480 ACRES M/L OFFERED AS 4 INDIVIDUAL LISTINGS |



CONTACT **ANDREW ZELLMER** | 712.898.5913 | ANDREWZ@PEOPLES COMPANY.COM

PAGE COUNTY, IOWA

480 ACRES M/L OFFERED AS 4 INDIVIDUAL LISTINGS

Farmland For Sale

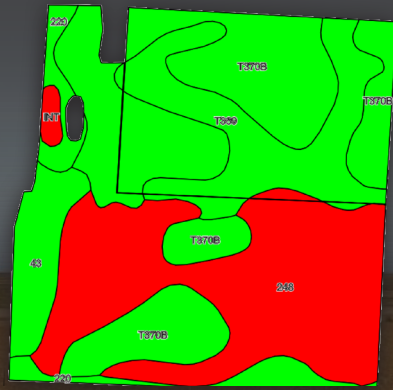
For more information, visit PeoplesCompany.com or contact Andrew Zellmer at 712.898.5913 or AndrewZ@PeoplesCompany.com

LISTING #14979 | 160 ACRES M/L

260th Street, Clarinda, IA 51632



#14979 Description Offering 160 acres m/l of highly productive Page County farmland. This tract has 155.77 FSA Cropland Acres – 152.68 acres are currently in row crop production and have a CSR2 of 69.8. The farm has 3.10 acres enrolled in CRP (Conservation Reserve Program) until 2022 with an annual payment of \$718 (\$231.60 per acre). The CRP practice is CP21 Filter Strips which reduce erosion and nutrient loss. Primary soil types include high producing Sharpsburg Silty Clay Loam and Winterset Silty Clay Loam. The farm is located southeast of Clarinda, Iowa, in Section 33 of East River Township.



#14979 Tillable Soils Map

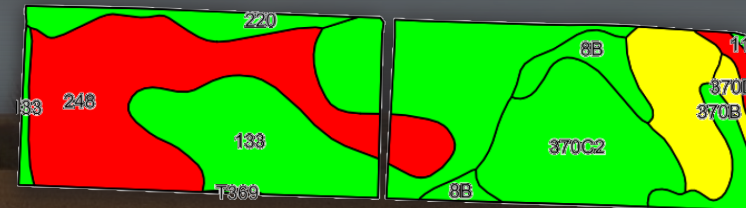
Code	Soil Description	Acres	Percent of Field	Legend	CSR2
T370B	Sharpsburg silty clay loam	57.12	37.4%	■	91
248	Wabash silty clay loam	51.55	33.8%	■	38
T369	Winterset silty clay loam	24.31	15.9%	■	83
43	Bremer silty clay loam	9.62	6.3%	■	79
220	Nodaway silt loam	8.62	5.6%	■	82
133	Colo silty clay loam	0.18	0.1%	■	78
Weighted Average					69.8

LISTING #14980 | 160 ACRES M/L

Upland Avenue, Clarinda, IA 51632



#14980 Description Offering 160 acres m/l of highly productive Page County farmland. This tract has 153.91 FSA Cropland Acres carrying a CSR2 of 65.3. Primary soil types include high producing Colo Silty Clay Loam and Sharpsburg Silty Clay Loam. The farm is located southeast of Clarinda, Iowa, in Section 33 of East River Township.



#14980 Tillable Soils Map

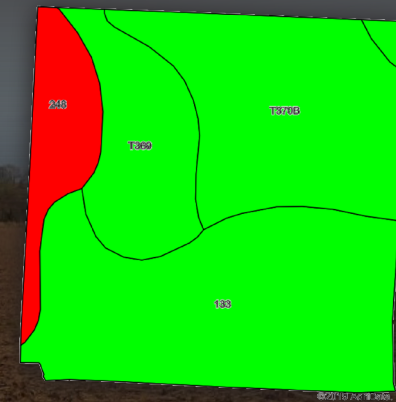
Code	Soil Description	Acres	Percent of Field	Legend	CSR2
133	Colo silty clay loam	51.29	33.3%	■	78
248	Wabash silty clay loam	43.46	28.2%	■	38
370C2	Sharpsburg silty clay loam	24.27	15.8%	■	80
370D2	Sharpsburg silty clay loam	12.88	8.4%	■	54
8B	Judson silty clay loam	6.73	4.4%	■	93
220	Nodaway silt loam	6.68	4.3%	■	82
Weighted Average					65.3

LISTING #14981 | 40 ACRES M/L

Upland Avenue, Clarinda, IA 51632



#14981 Description Offering 40 acres m/l of highly productive Page County farmland. This tract has 37.3 FSA Cropland Acres carrying a CSR2 of 79. Primary soil types include high producing Colo Silty Clay Loam and Sharpsburg Silty Clay Loam. The farm is located southeast of Clarinda, Iowa, in Section 33 of East River Township.



#14981 Tillable Soils Map

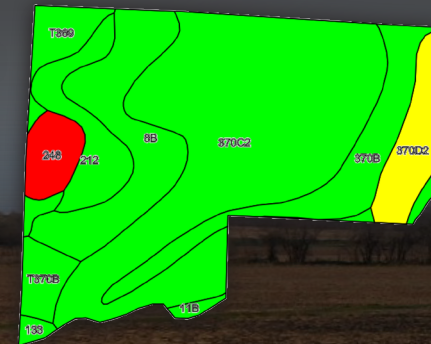
Code	Soil Description	Acres	Percent of Field	Legend	CSR2
133	Colo silty clay loam	15.73	42.2%	■	78
T370B	Sharpsburg silty clay loam	11.64	31.2%	■	91
T369	Winterset silty clay loam	6.29	16.9%	■	83
248	Wabash silty clay loam	3.64	9.8%	■	38
Weighted Average					79

LISTING #14982 | 120 ACRES M/L

260th Street & Upland Avenue, Clarinda, IA 51632



#14982 Description Offering 120 acres m/l of highly productive Page County farmland. This tract has 110.39 FSA Cropland Acres – 98.01 acres are currently in row crop production and have a CSR2 of 81. The farm has 9.80 acres enrolled in CRP until 2022 with an annual payment of \$2,089 (\$213.21 per acre). The CRP practice is CP21 Filter Strips which reduce erosion and nutrient loss. Primary soil types include high producing Sharpsburg Silty Clay Loam and Judson Silty Clay Loam. The farm is located southeast of Clarinda, Iowa, in Section 33 & 34 of East River Township.



#14982 Tillable Soils Map

Code	Soil Description	Acres	Percent of Field	Legend	CSR2
370C2	Sharpsburg silty clay loam	46.80	47.8%	■	80
8B	Judson silty clay loam	14.28	14.6%	■	93
370B	Sharpsburg silty clay loam	10.77	11.0%	■	91
212	Kennebec silt loam	6.84	7.0%	■	91
370D2	Sharpsburg silty clay loam	6.48	6.6%	■	54
T369	Winterset silty clay loam	4.19	4.3%	■	83
Weighted Average					81



12119 Stratford Drive, Ste B
Clive, IA 50325
PeoplesCompany.com

PAGE COUNTY, IOWA

Farmland For Sale

| 480 ACRES M/L OFFERED AS 4 INDIVIDUAL LISTINGS |

CONTACT ANDREW ZELLMER | 712.898.5913 | ANDREWZ@PEOPLES COMPANY.COM