

180.36
ACRES ML

DAVIS IA
COUNTY



Listing #15360

Peoples Company is pleased to present 180.36 acres m/l of prime farmland located just south of West Grove, Iowa, in Davis County. This highly tillable farm has 167.69 FSA tillable acres, which carries a CSR2 of 49.8. The farm is leased for the 2021 crop year at \$215 per tillable acre with rent proration dependent on date of closing. The south 39.56 acres m/l on this farm are NHEL, while the remaining 128.13 tillable acres m/l are in a 100% corn and bean rotation. It's hard to find a 93% tillable farm with top-notch soils and 3/4-mile long rows in Davis County. Take a look at this one! Water and electric are available along the road and normal hook up fees would apply.

FARM DETAILS

FSA Cropland Acres: 167.69

Wheat: 1.6 Base Acres with a PLC Yield of 37

Corn: 90.4 Base Acres with a PLC Yield of 110

Soybeans: 67.4 Base Acres with a PLC Yield of 32

CSR2: 49.80

LEARN MORE

Visit PeoplesCompany.com (Listing #15360) to learn more about this property or contact one of the listing agents today!

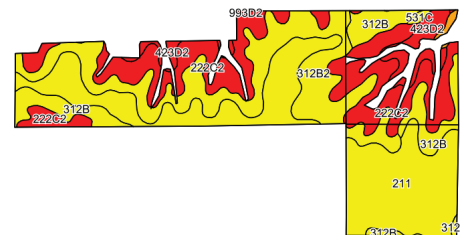
DIRECTIONS

From Bloomfield, Iowa: Travel west along Highway 2 for approximately eight miles to the town of West Grove, Iowa. At the west edge of West Grove head south on Ebony Avenue for approximately 3/4 of a mile. Property will be located on the east side of Ebony Avenue. Watch for Peoples Company signs.

TILLABLE SOILS

Code	Description	Acres	Field	CSR2
211	Edina silt loam	58.24	34.7%	59 ●
222C2	Clarinda silty clay loam	42.70	25.5%	28 ●
312B2	Seymour silty clay loam	40.82	24.3%	61 ●
312B	Seymour silt loam	17.59	10.5%	64 ●
423D2	Bucknell silty clay loam	7.07	4.2%	6 ●
179D2	Gara loam	0.66	0.4%	44 ●
531C	Kniffin silt loam	0.49	0.3%	52 ●
993D2	Gara-Armstrong loams	0.11	0.1%	35 ●

Weighted Average: 49.8



DARAN BECKER

Daran@PeoplesCompany.com
515.979.3498

JARED CHAMBERS, CAI

Jared@PeoplesCompany.com
641.414.0234



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