

112

ACRES M/L AVAILABLE

LISTING #15988



Peoples Company is pleased to offer 112 Acres m/l of high quality Decatur County, Iowa farmland. This farm offers highly tillable soils including 86.96 Acres m/l currently in row crop production carrying a CSR2 of 66. In addition to the high quality soils, this farm also offers very unique recreation opportunities adjoining Grand River and adjacent to a large block of timber. Cropland has open tenancy for the 2022 crop year. The farm is located southeast of Grand River on County Road R25 in Sections 6 and 1 of Decatur Township in Decatur County.

FARM DETAILS

FSA Cropland Acres 86.96

Corn: 75.2 Base Acres with a PLC Yield of 110

Soybeans: 11.76 Base Acres with a PLC Yield of 34

DIRECTIONS

Beginning at Exit 18 on Interstate 35 take exit 18 for CR-J20 toward Grand River/ Garden Grove. Turn right/west onto Co Rd J20 and travel approximately 5.1 miles. Turn left/south onto Co Rd R26/Falcon Rd and travel approximately 1.5 miles. The property will be located on your left/ East side of the road.



Code	Soil Description	Acres	% of Field	CSR2	Legend
715	Nodaway-Lawson-Klum complex	26.39	30.3%	68	
220	Nodaway silt loam	15.38	17.7%	77	
1131B	Perishing silt loam	11.83	13.6%	71	
54+	Zook silt loam	11.46	13.2%	68	
1130	Belinda silt loam	6.93	8.0%	48	
269	Humeston silt loam	5.53	6.4%	70	
587	Chequest silty clay loam	4.41	5.1%	7	
51B	Vesser silt loam	4.17	4.8%	75	
88	Nevin silty clay loam	0.86	1.0%	95	
Weighted Average				66	



COUNTY ROAD R26
GRAND RIVER, IA 50108

PRICE: \$897,000

PRICE PER ACRE: \$8,009

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