

Wayne COUNTY

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LAND AVAILABLE

73.26 ACRES M/L | 56.75 FSA TILLABLE ACRES | ASKING PRICE: \$404,000 | PRICE PER ACRE: \$5,515

Presenting 73.26 acres m/l of Wayne County, Iowa farmland. The farm offers approximately 56.75 FSA tillable acres making this farm over 77% tillable. The dominant soil types for the tillable acres are Adair clay loam and Shelby clay loam. The farm is currently under tenant operation and offers good returns on the tillable acres. In addition, this property offers exceptional hunting opportunities to harvest trophy whitetail deer and turkey. The farm is located in Section 34 of Corydon Township in Wayne County, Iowa.

DIRECTIONS

From the intersection of Highway 14 & Highway 2 in Corydon, Iowa: Head east on County Highway 2 for approximately 3.5 miles. Turn right/south onto 170th Street and continue for 2 miles. The property entrance is located on your right or the west side of 170th Street. Look for Peoples Company signs.



TILLABLE SOILS

Code	Soil Description	Acres	% of Field	Legend	CSR2
192C2	Adair clay loam	21.12	37.2%		54
24E2	Shelby clay loam	15.57	27.4%		80
179E2	Gara loam	3.88	6.8%		81
24D2	Shelby clay loam	3.54	6.2%		91
179E3	Gara clay loam	2.92	5.1%		80
312C	Seymour silt loam	2.25	4.0%		28
312C2	Seymour silty clay loam	2.20	3.9%		35
24E3	Shelby clay loam	1.78	3.1%		84
13B	Zook-Olmitz-Vesser complex	1.00	1.8%		62
179D2	Gara loam	0.86	1.5%		35
192C	Adair loam	0.82	1.4%		84
24D3	Shelby clay loam	0.81	1.4%		62

Weighted Average 36

