

# GREENE COUNTY, IOWA FARMLAND AVAILABLE



## CONTACT

MATT ADAMS | IA LIC S59699000  
515.423.9235 | [MATT@PEOPLESCOMPANY.COM](mailto:MATT@PEOPLESCOMPANY.COM)

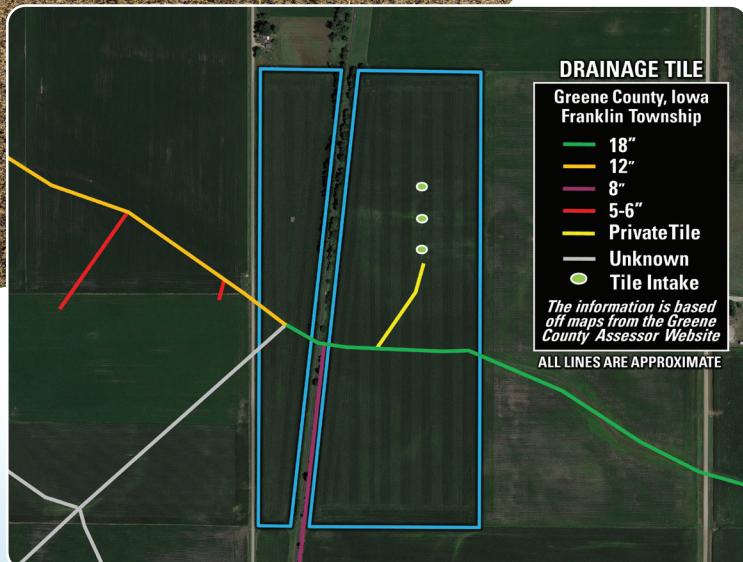
LISTING #18757  
 **PEOPLES**  
COMPANY  
INTEGRATED LAND SOLUTIONS

# GREENE COUNTY, IOWA FARMLAND AVAILABLE

LISTED AT: \$995,000



## COUNTY DRAINAGE TILE



Peoples Company is pleased to present 74 acres m/l of prime Greene County, Iowa farmland. Located 5 miles south of Jefferson, Iowa and just south of Cooper, Iowa along Orchard Avenue. The farm includes 69.73 FSA NHEL cropland acres. Prominent soil types include highly productive Webster clay loam, Clarion loam, and Canisteo clay loam with an average CSR2 soil rating of 86.8, well above the Greene County, Iowa average CSR2 soil rating of 78.3.

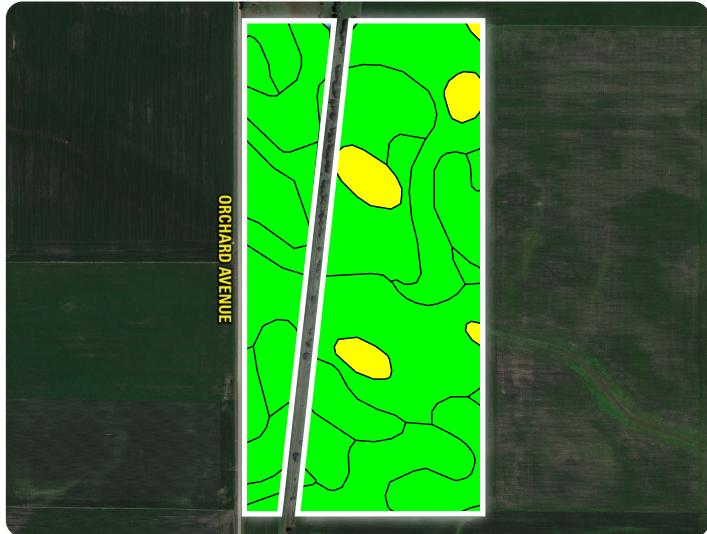
The Raccoon River Valley Trail cuts through the tract diagonally, and there is an established crossing in place to access the eastern part of the farm. Situated in Section 16 of Franklin Township, this farm lies within a strong agricultural community with grain markets and ethanol plants located nearby in Grand Junction, Iowa, and Coon Rapids, Iowa.

County drainage tile is located on the tract with a tile main running through the south half of the tract, draining water east off the farm. The farm lies within Drainage District 108 and sits near the top of the district. Additionally, there are three tile intakes located on the north half of the farm, indicating that additional private tile has been installed on the farm.

**PROPERTY TAXES: \$3,198**

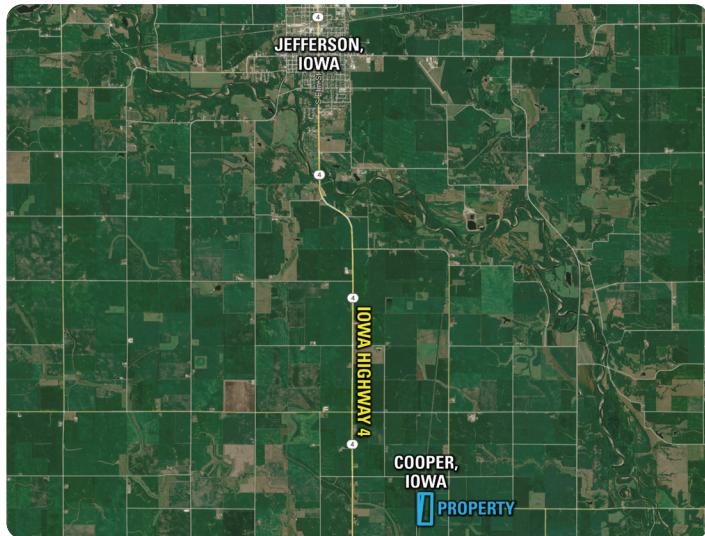
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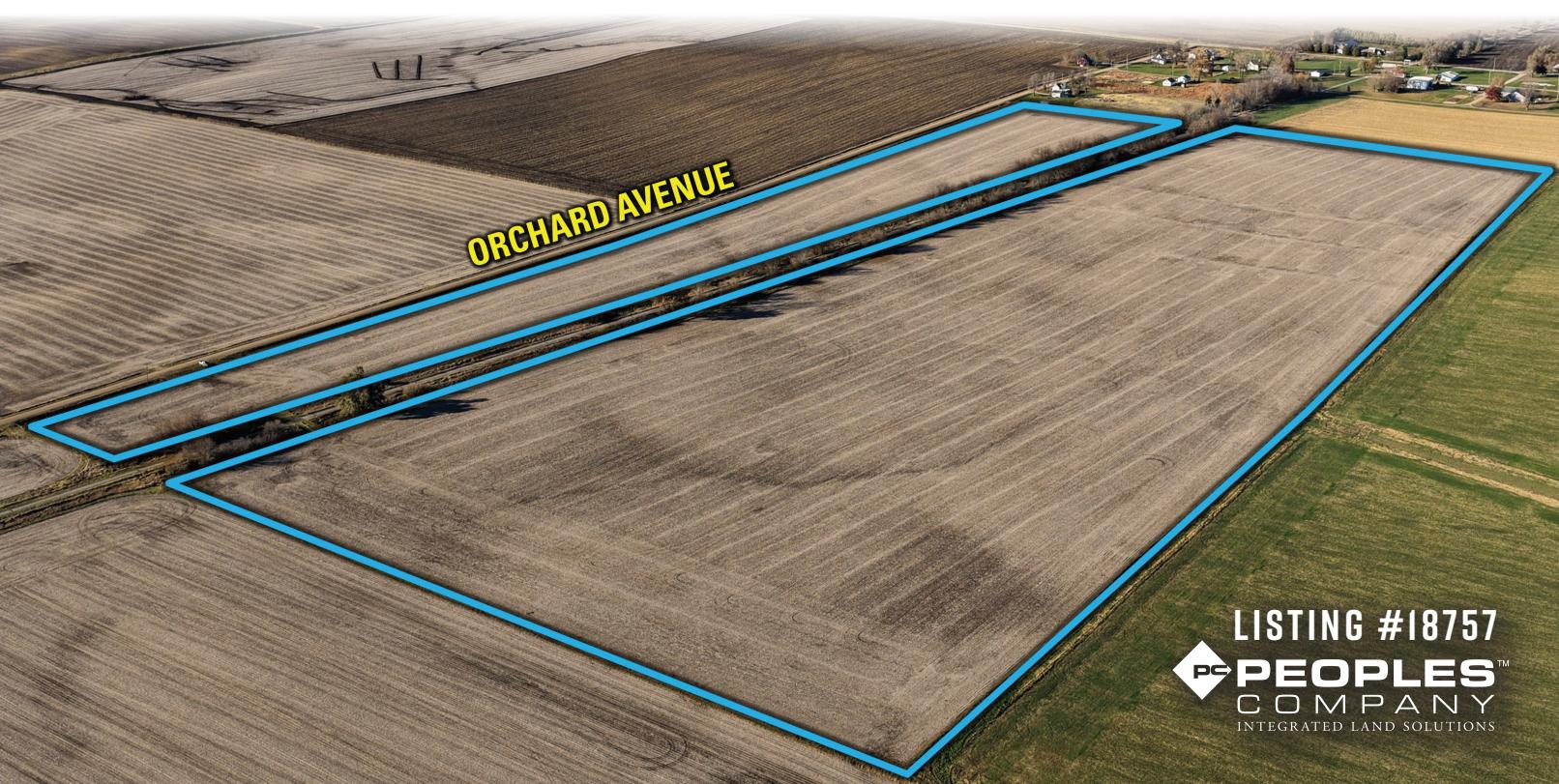
## TILLABLE SOILS MAP

| Code           | Soil Description        | Acres       | % of Field | CSR2 |
|----------------|-------------------------|-------------|------------|------|
| L107           | Webster clay loam       | 18.53       | 26.58%     | 88   |
| L138B          | Clarion loam            | 15.50       | 22.23%     | 88   |
| L507           | Canisteo clay loam      | 13.38       | 19.19%     | 87   |
| L55            | Nicollet loam           | 10.94       | 15.69%     | 91   |
| L138B2         | Clarion loam            | 7.16        | 10.27%     | 85   |
| L138C2         | Clarion loam            | 1.76        | 2.52%      | 83   |
| 6              | Okoboji silty clay loam | 1.40        | 2.01%      | 59   |
| 4              | Knoke silty clay loam   | 1.05        | 1.51%      | 56   |
| <b>Average</b> |                         | <b>86.8</b> |            |      |



## DIRECTIONS

**From Jefferson, Iowa:** Head south on Iowa Highway 4 for five miles. Then, turn left (east) onto County Highway E57 and go for one mile. Just before Cooper, Iowa, turn right (south) onto Orchard Avenue for a quarter of a mile. The farm will be on the left (east) side of the road. Look for Peoples Company signage.



LISTING #18757  
 **PEOPLES**  
 COMPANY  
INTEGRATED LAND SOLUTIONS



12119 Stratford Drive  
Clive, IA 50325



PeoplesCompany.com  
Listing #18757



SCAN THE QR  
CODE TO THE LEFT  
WITH YOUR PHONE  
CAMERA TO VIEW  
THIS LISTING ONLINE!

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ACRES M/L

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