

WAYNE, CLARKE & LUCAS COUNTIES, IOWA

FARMLAND AVAILABLE

OFFERED AS FIVE SEPARATE LISTINGS

192 ACRES M/L

HWY CO RD 556 PROMISE CITY | WAYNE COUNTY, IOWA

FARMLAND AVAILABLE



192 ACRES M/L | LISTING #19573

ADAM CURRAN
641.203.2931 | Adam@PeoplesCompany.com
IA LIC: S56876000

SARA CURRAN
641.344.0847 | Sara@PeoplesCompany.com
IA LIC: S56615000

**PEOPLES
COMPANY**
INTEGRATED LAND SOLUTIONS

LISTING #19573

40 ACRES M/L

120TH ST - CORYDON | WAYNE COUNTY, IOWA

FARMLAND AVAILABLE



40 ACRES M/L | LISTING #19574

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**PEOPLES
COMPANY**
INTEGRATED LAND SOLUTIONS

LISTING #19574

282.71 ACRES M/L

GLOVER ST - OSCEOLA | CLARKE COUNTY, IOWA

FARMLAND AVAILABLE



282.71 ACRES M/L | LISTING #19575

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**PEOPLES
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INTEGRATED LAND SOLUTIONS

LISTING #19575

79 ACRES M/L

235TH TRAIL CHARITON, IA 50049

FARMLAND AVAILABLE



79 ACRES M/L | LISTING #19668

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**PEOPLES
COMPANY**
INTEGRATED LAND SOLUTIONS

LISTING #19668

156 ACRES M/L

128TH STREET - CORYDON, IA 50060

FARMLAND AVAILABLE



156 ACRES M/L | LISTING #19669

ADAM CURRAN
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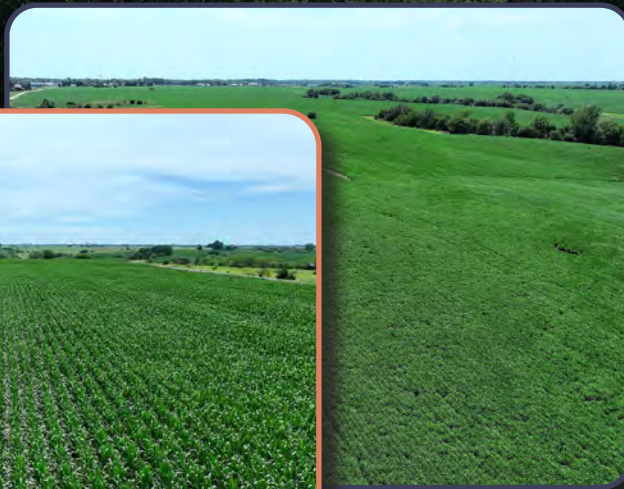
**PEOPLES
COMPANY**
INTEGRATED LAND SOLUTIONS

LISTING #19669

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**PEOPLES
COMPANY**
INTEGRATED LAND SOLUTIONS



LISTING #19573 | 192 ACRES M/L



The farm consists of productive agricultural acres with a CSR2 soil rating of 47.2, offering an excellent opportunity for an operator looking to expand their farming operation or an investor seeking a quality land asset. The property's diverse acreage provides flexibility for agricultural production while maintaining additional recreational appeal.



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LISTING ONLINE!

DIRECTIONS

From the intersection of Highway IA-2 & Highway Co Rd S56 in Promise City, IA; head north on Highway Co Rd S56 and travel approximately 1.5 miles. The destination will be on your right. Look for Peoples Company signs.

LISTING #19574 | 40 ACRES M/L



The property includes 36.30 FSA cropland acres with a 48.5 CSR2 on the tillable acres, featuring productive Seymour, Shelby, and Adair soils. Its efficient layout and desirable size make it an excellent addition to an existing farming operation, an attractive investment, or an ideal first farm purchase.



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DIRECTIONS

From the intersection of Highway Highway 34 & Highway 69 in Osceola; head south on US-69 S 6.7 miles. Turn left onto Clover St and travel 1 mile, the destination will be on your left. Look for Peoples Company signs.

LISTING #19575 | 192 ACRES M/L



The farm features large, contiguous fields with excellent access and a productive mix of Arispe, Grundy, and Clarinda soils. Of the total acreage, 55.84 acres are currently enrolled in the Conservation Reserve Program (CRP), generating annual payments of \$174.43 per acre through September 2027, providing reliable income while enhancing conservation benefits.

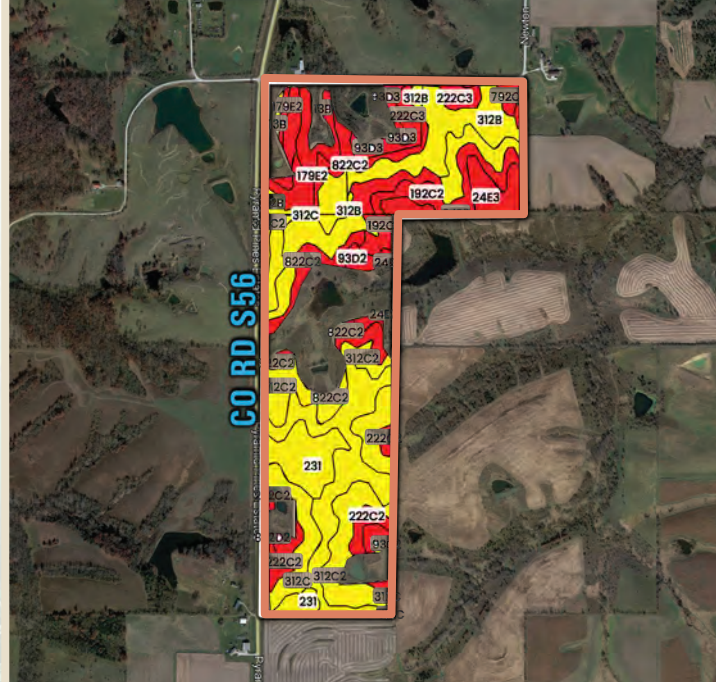


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TILLABLE SOILS MAP

Code	Soil Description	Acres	% of Field	Irr Class Legend	CSR2
312B	Seymour silt loam	39.43	25.57%		64
312C2	Seymour silty clay loam	22.33	14.49%		56
312C	Seymour silt loam	19.43	12.60%		58
822C2	Lamoni silty clay loam	14.09	9.14%		31
192C2	Adair clay loam	11.65	7.56%		29
222C2	Clarinda silty clay loam	10.37	6.73%		28
231	Edina silt loam	10.24	6.64%		59
222C3	Clarinda silty clay	7.74	5.02%		21
24E3	Shelby clay loam	6.66	4.32%		27
179E2	Gara loam	5.08	3.30%		24
93D2	Shelby-Adair complex	2.92	1.89%		32
93D3	Shelby-Adair complex	1.51	0.98%		33
792C2	Armstrong loam	1.20	0.78%		31
13B	Zook-Olmitz-Vesser complex	0.85	0.55%		68
822D2	Lamoni silty clay loam	0.54	0.35%		10
993D2	Gara-Armstrong complex	0.10	0.06%		32
24E2	Shelby clay loam	0.02	0.01%		40

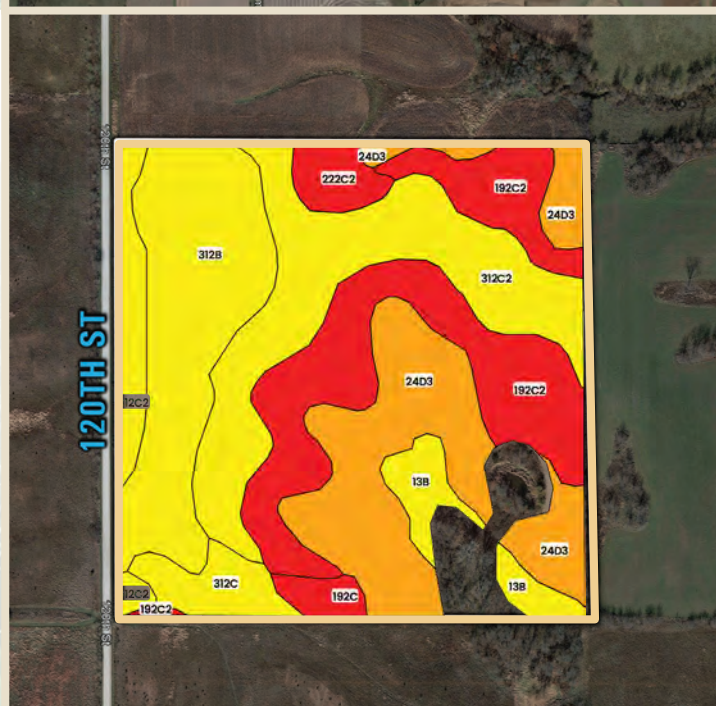
Weighted Average 48.2



TILLABLE SOILS MAP

Code	Soil Description	Acres	% of Field	Irr Class Legend	CSR2
312C2	Seymour silty clay loam	9.02	24.83%		56
192C2	Adair clay loam	8.31	22.88%		29
24D3	Shelby clay loam	7.85	21.61%		45
312B	Seymour silt loam	6.88	18.94%		64
13B	Zook-Olmitz-Vesser complex	1.47	4.05%		68
312C	Seymour silt loam	1.31	3.61%		58
222C2	Clarinda silty clay loam	0.93	2.56%		28
192C	Adair loam	0.55	1.51%		39

Weighted Average 48.5



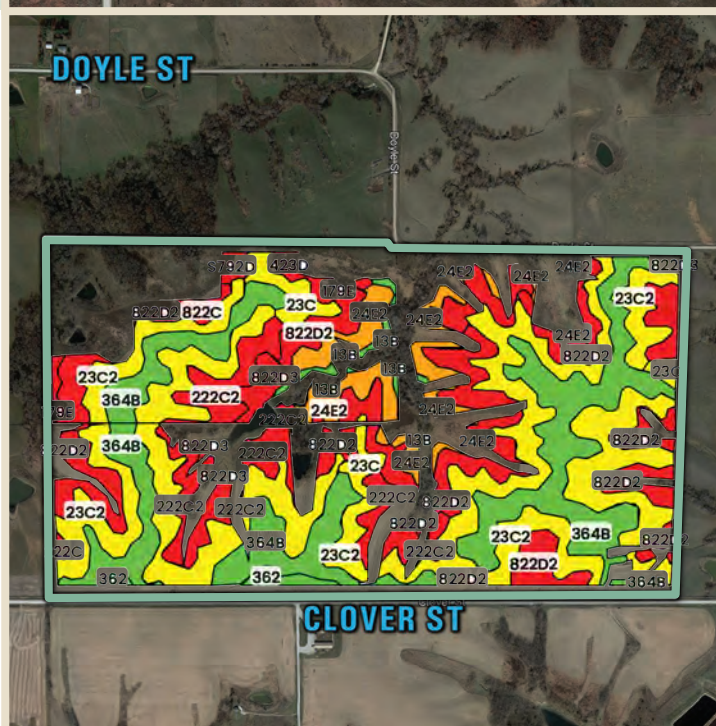
DIRECTIONS

From the intersection of Highway IA-2 & Highway IA-14 in Corydon City, IA; head west on Highway IA-2 and travel approximately 1.5 miles. Turn north onto 120th St and travel 2.4 miles. The destination will be on your right.

TILLABLE SOILS MAP

Code	Soil Description	Acres	% of Field	Irr Class Legend	CSR2
23C2	Arispe silty clay loam	73.38	33.42%		62
364B	Grundy silty clay loam	47.97	21.85%		72
822D2	Lamoni clay loam	34.22	15.59%		11
222C2	Clarinda silty clay loam	19.07	8.69%		28
24E2	Shelby clay loam	13.62	6.20%		40
822D3	Lamoni clay loam	6.57	2.99%		7
23C	Arispe silty clay loam	6.29	2.87%		66
222C	Clarinda silty clay loam	4.79	2.18%		31
S192D2	Adair clay loam	3.85	1.75%		9
13B	Olmitz-Zook-Colo complex	2.46	1.12%		77
362	Haig silt loam	2.06	0.94%		83
423D	Bucknell silty clay loam	1.73	0.79%		11
822C	Lamoni clay loam	1.31	0.60%		34
179E	Gara loam	1.23	0.56%		30
S792D	Armstrong loam	1.01	0.46%		10

Weighted Average 47.2



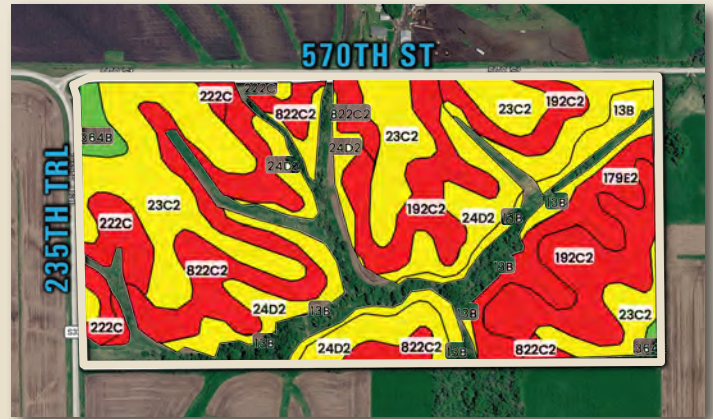
LISTING #19668 | 79 ACRES M/L

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TILLABLE SOILS MAP

Code	Soil Description	Acres	% of Field	Irr Class Legend	CSR2
23C2	Arispe silty clay loam	16.08	24.35%		62
192C2	Adair clay loam	13.26	20.08%		29
24D2	Shelby clay loam	12.53	18.97%		52
822C2	Lamoni silty clay loam	11.29	17.10%		36
179E2	Gara clay loam	4.50	6.81%		23
13B	Zook-Olmitz-Vesser complex	4.02	6.08%		68
222C	Clarinda silty clay loam	3.15	4.77%		31
364B	Grundy silty clay loam	1.22	1.85%		72
Weighted Average					69.1



Peoples Company is pleased to present 79.01 acres m/l located in Section 8 of English Township in Lucas County, Iowa. Offering 66.05 FSA cropland acres, this highly manageable tract presents an outstanding opportunity for buyers seeking a productive piece of south-central Iowa farmland. Situated in a strong agricultural neighborhood with a history of quality farming practices, this property offers productive tillable acres while also presenting some recreational potential, creating a well-rounded ownership opportunity.

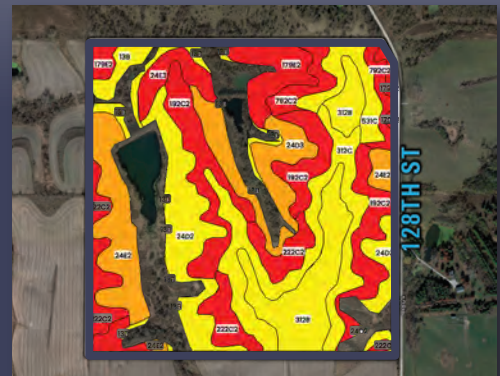
LISTING #19669 | 156 ACRES M/L

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TILLABLE SOILS MAP

Code	Soil Description	Acres	% of Field	Irr Class Legend	CSR2
192C2	Adair clay loam	19.64	15.05%		29
24D2	Shelby clay loam	16.40	12.56%		51
312C	Seymour silt loam	15.64	11.98%		58
312B	Seymour silt loam	15.29	11.71%		64
24E2	Shelby clay loam	12.45	9.54%		40
222C2	Clarinda silty clay loam	11.29	8.65%		28
24D3	Shelby clay loam	9.91	7.59%		45
179E2	Gara loam	8.46	6.48%		24
13B	Zook-Olmitz-Vesser complex	5.96	4.57%		68
792C2	Armstrong loam	5.17	3.96%		31
531C	Kniffin silt loam	4.87	3.73%		52
24E3	Shelby clay loam	3.87	2.96%		27
822D2	Lamoni silty clay loam	1.58	1.21%		10
Weighted Average					43.6



Peoples Company is pleased to present 156.00 acres m/l of Wayne County, Iowa farmland located in Benton Township, just northwest of Corydon. The property offers a convenient location with close proximity to the Corydon community and major transportation routes, including U.S. Highway 14 and U.S. Highway 2.



1108 S. 44th Street, Suite 102
Cumming, IA 50061



PeoplesCompany.com

Listing #19573

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