

WAYNE & CLARKE COUNTIES, IOWA

FARMLAND AVAILABLE

OFFERED AS THREE SEPARATE LISTINGS

192 ACRES M/L

40 ACRES M/L

282.71 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: S566155000

PEOPLES
COMPANY
INTEGRATED LAND SOLUTIONS

LISTING #19573

120TH ST - CORYDON | WAYNE COUNTY, IOWA

FARMLAND AVAILABLE



40 ACRES M/L | LISTING #19574

ADAM CURRAN
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PEOPLES
COMPANY
INTEGRATED LAND SOLUTIONS

LISTING #19574

GLOVER ST - OSCEOLA | CLARKE COUNTY, IOWA

FARMLAND AVAILABLE



282.71 ACRES M/L | LISTING #19575

ADAM CURRAN
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PEOPLES
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INTEGRATED LAND SOLUTIONS

LISTING #19575

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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.



SCAN THE QR CODE
TO VIEW THIS
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.

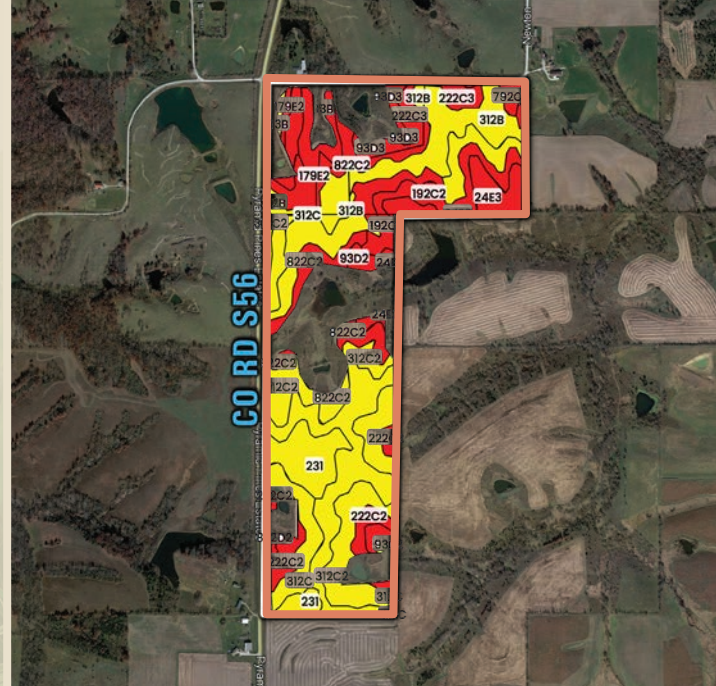


SCAN THE QR CODE
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TILLABLE SOILS MAP

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



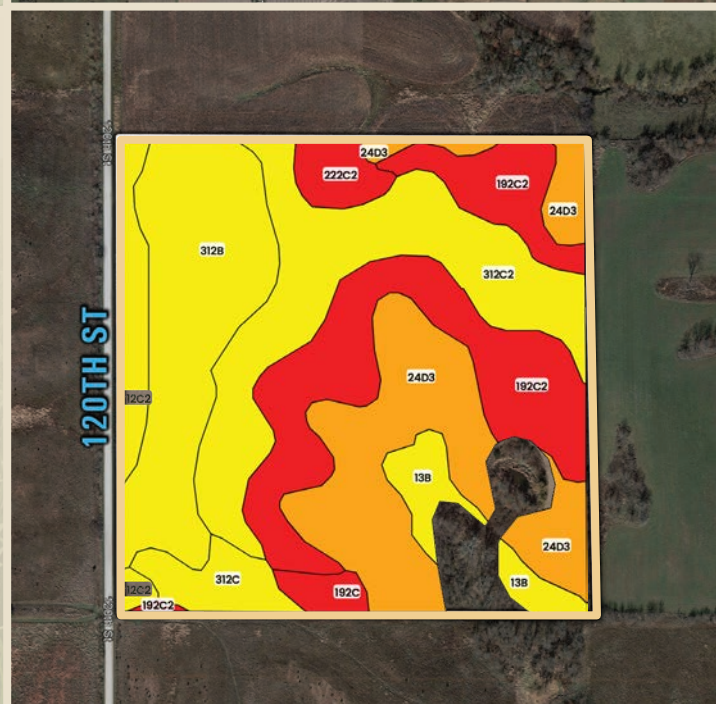
Code	Soil Description	Acres	% of Field	Irr Class Legend	CSR2
312C2	Seymour silty clay loam	9.02	24.83%		56
192C2	Adair clay loam	8.31	22.88%		29
24D3	Shelby clay loam	7.85	21.61%		45
312B	Seymour silt loam	6.88	18.94%		64
13B	Zook-Olmitz-Vesser complex	1.47	4.05%		68
312C	Seymour silt loam	1.31	3.61%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

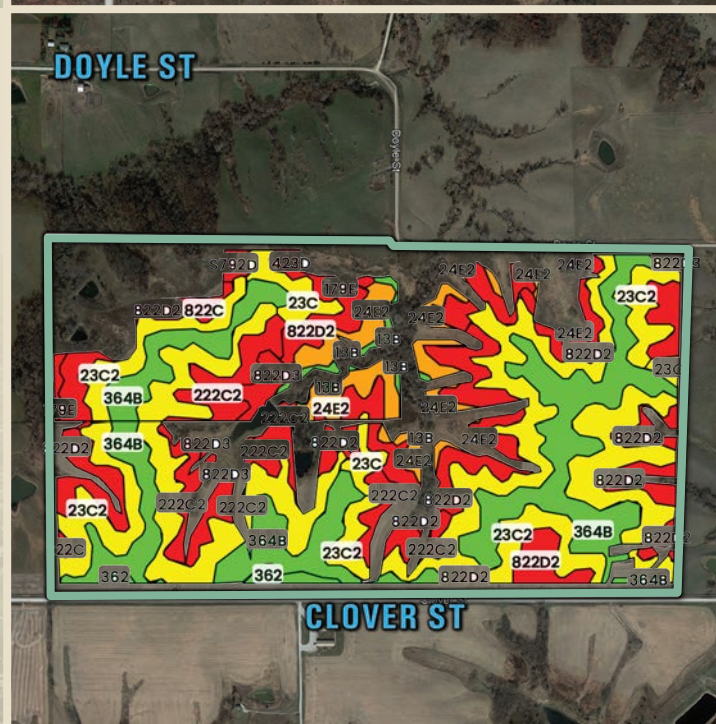
From the intersection of Highway IA-2 & Highway IA-14 in Corydon City, IA; head west on Highway IA-2 and travel approximately 1.5 miles. Turn north onto 120th St and travel 2.4 miles. The destination will be on your right.



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





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



PeoplesCompany.com
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