

H

229.69 ACRES M/L

BEVERLY L HOYT

Revocable Trust

FARMLAND AVAILABLE



LISTING #19614



LISTING #19614



GREENE COUNTY, IOWA LAND AVAILABLE:

Peoples Company is pleased to present 229.69 acres m/l of high-quality Greene County farmland owned by the Beverly L. Hoyt Revocable Trust located southwest of Scranton, Iowa, in Section 33 of Scranton Township. This farm has been a long-time family heirloom of the Hoyt Family with ownership dating back to the late 1800s. The farm has been in the Hoyt Family for over 100 years and has been awarded the prestigious 'Century Farm' designation, with the farm originally homesteaded in 1882, making this the first time it has been available to the public in 144 years.

The farm features 212.60 FSA cropland acres and a CSR2 soil rating of 82.3, with over 80% of the tract boasting an average CSR2 of 85 or higher. Primary soil types include Canisteo clay loam and Nicollet loam. An HEL Determination was completed in 2012 that determined the cropland acres as NHEL (Non-Highly Erodible Land). The balance of the tract consists of a small timbered area in the northwest corner and a grass waterway at the center of the farm.

County drainage tile is located on the property with a 30" tile main running diagonally through the tract, and water flowing south off the farm, eventually outletting into an

open ditch a mile southwest of the property. Additional 18", 14", 12", and 10" lines are located on the farm, and a tile intake is located in the northwest quarter of the tract. A majority of the farm lies near the middle of Drainage District #107.

Ideally located between Jefferson, Carroll, and Coon Rapids, Iowa, the farm offers numerous competitive grain marketing options. The tract lies 2 miles north of County Highway E57 and 2 miles west of Iowa Highway 25, allowing easy access to local and state highways. The farm lease has been terminated and farming rights are available for the 2027 growing season.

This farm is also being offered as two separate tracts: a north tract consisting of 149.69 acres m/l and a south tract consisting of 80 acres m/l. Please reference Listings #19662 & #19663 or contact the listing agent for more information.



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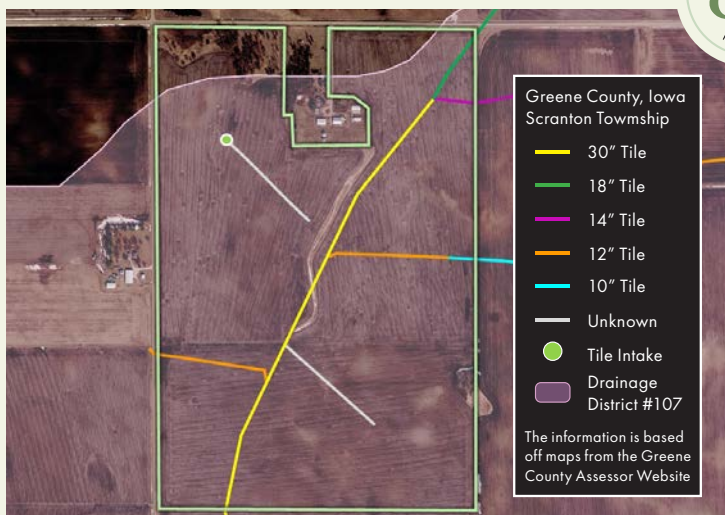
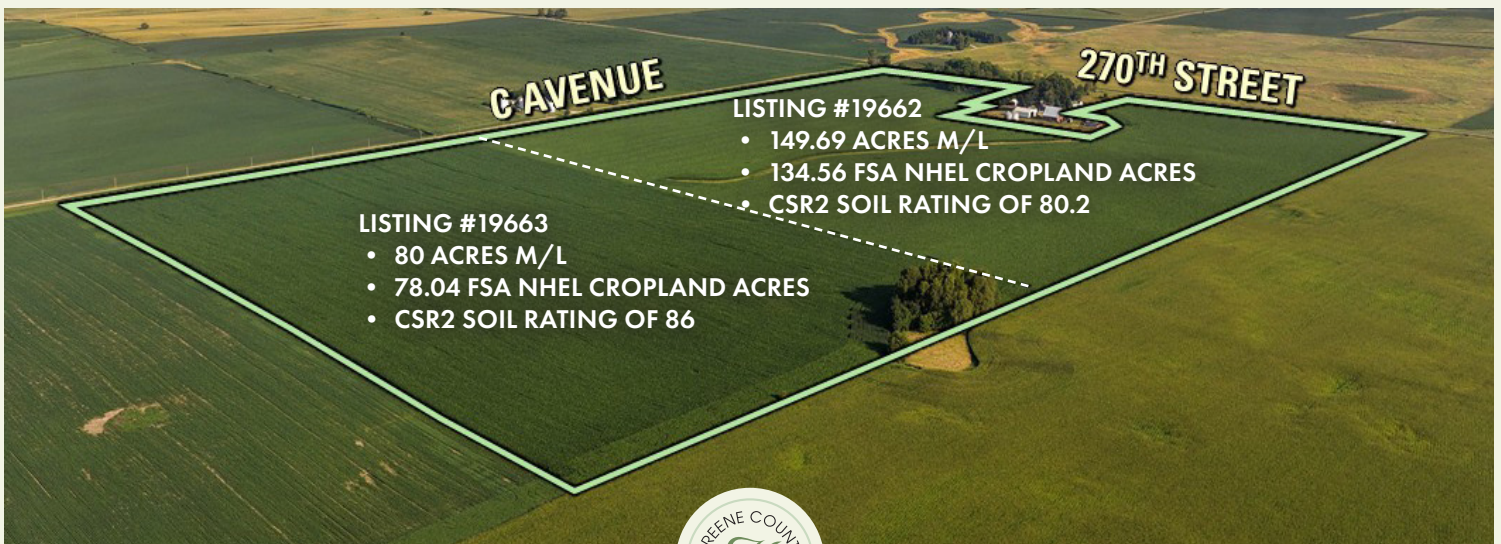
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FSA CROPLAND ACRES: **216.60**

CSR2 VALUE: **82.3**

Code	Soil Description	Acres	% of Field	CSR2	
L507	Canisteo clay loam	114.97	54.08%	87	■
L55	Nicollet loam	45.69	21.49%	91	■
6	Okoboji silty clay loam	11.43	5.38%	59	■
L138B2	Clarion loam	10.19	4.79%	85	■
L95	Harps clay loam	6.58	3.10%	75	■
34B	Estherville sandy loam	5.63	2.65%	27	■
4	Knoke silty clay loam	4.88	2.30%	56	■
108	Wadena loam	4.47	2.10%	56	■
108B	Wadena loam	3.86	1.82%	52	■
L138B	Clarion loam	3.60	1.69%	88	■
W	Water	0.63	0.30%	-	■
L107	Webster clay loam	0.61	0.29%	88	■
203	Cylinder loam	0.06	0.03%	58	■
Weighted Average:				82.3	





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