

Recreational Land

DECATUR COUNTY
358.63 Acres M/L



Address:

Terre Haute Road
Decatur City, Iowa



KENNY HERRING, ALC
Accredited Land Consultant
515.783.8718
Kenny@PeoplesCompany.com



LISTING NUMBER
#14123

PeoplesCompany.com

358.63 Acres M/L

Offered at: **\$1,400,000**

Terre Haute Road Decatur City, IA 50067

You have to see this farm first hand to appreciate the beauty and quality of habitat. This farm fits well for the investor minded hunter offering over \$48,000 in CRP income. Timber lined ditches and rolling CRP fields are loaded with deer and turkey sign. The farm also has three nice ponds. This property is located just south of Decatur City in Decatur County, Iowa.

Farm Details

FSA Cropland: 286.46 Acres
Corn Base: 20.74 Acres, PLC Yield of 91
Total CRP Acres: 265.72

Specifications:

- Listing #: 14123
- Acres: 358.63
- Price: \$1,400,000
- Price/Acre: \$3,904
- Taxes: \$3,892 Annually
- CSR2: 44.7
- County: Decatur
- Schools: Decatur City



CRP Information:

CP38E-4D: 251.09 acres, pays \$180.28 per acre, expires 2027
CP2: 14.63 acres, pays \$193.32 per acre, expires 2027



For more info, please look up listing #14123 on our website: PeoplesCompany.com



Directions:

From Interstate 35 in Decatur County, take the Highway 2 exit and go east half of a mile. Take R34 south. The property is on the east side of R34, north of Terre Haute Road.



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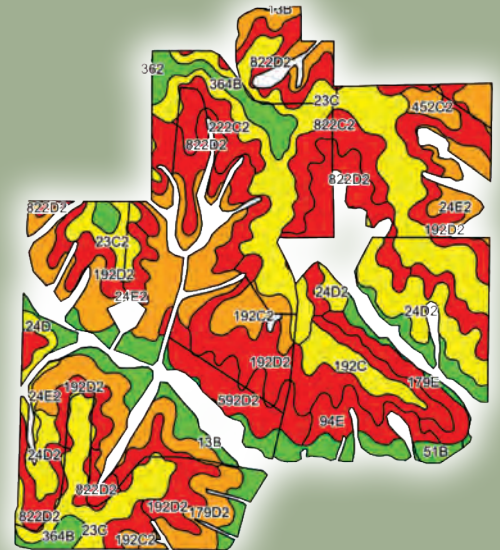


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Tillable Soils CSR2

Code	Soil Description	Acres	Percent of Field	Legend	CSR2
123C	Arispe silty clay loam	45.20	17.1%		66
192D2	Adair clay loam	44.15	16.7%		24
24E2	Shelby clay loam	37.68	14.3%		40
822D2	Lamoni clay loam	33.45	12.7%		30
13B	OlmitzZookVesser complex	21.10	8.0%		76
24D2	Shelby clay loam	12.74	4.8%		51
592D2	Mystic clay loam	10.16	3.8%		24
822C2	Lamoni clay loam	9.03	3.4%		29
364B	Grundy silty clay loam	8.71	3.3%		72
179D2	Gara clay loam	5.63	2.1%		43
192C2	Adair clay loam	5.53	2.1%		48
94E	CalebMystic complex	5.46	2.1%		33
222C2	Clarinda silty clay loam	5.37	2.0%		34
192C	Adair clay loam	5.11	1.9%		58
179E	Gara loam	4.84	1.8%		24
23C2	Arispe silty clay loam	4.34	1.6%		62
24D	Shelby loam	2.44	0.9%		55
452C2	Lineville silt loam	2.15	0.8%		46
51B	Vesser silt loam	1.27	0.5%		75
Weighted Average					44.7



For More Information:

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Licensed to sell real estate in Iowa and Missouri, Kenny Herring is a versatile member of the Peoples Company team who strives to provide an unparalleled level of customer service to his clients. As an Accredited Land Consultant, Kenny is driven by a persistent work ethic and positive attitude with the motivation to satisfy all parties of a real estate transaction.