

# JEFFERSON COUNTY, IOWA

LISTING #17544



115  
ACRES M/L

LISTING #17546



157.65  
ACRES M/L



Peoples Company is pleased to represent 115 acres m/l located in Jefferson County, IA just north of Batavia, IA. The property consists of an estimated 61.96 tillable acres currently in row crop production carrying a CSR2 rating of 65.5. The primary soil types include Pershing and Haig silt loams. There are another 7 acres m/l enrolled in the Conservation Reserve Program. The CP1 contract is paying an annual payment of \$1,764. This contract was just re-enrolled and expires in 2033. The farm is leased for the 2024 cropping season. The property is situated in section 19 of Locust Grove Township Jefferson County, Iowa.



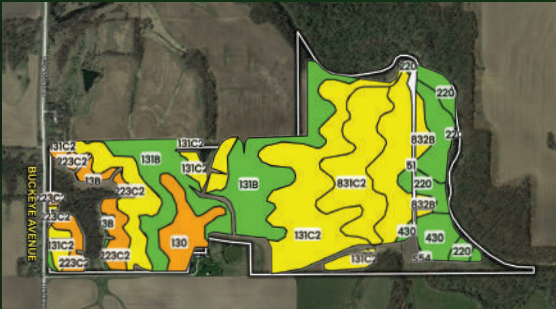
Net Taxes:  
\$1,954.00  
CSR2:  
65.50

## FSA TILLABLE SOILS MAP

| CODE   | SOIL DESCRIPTION         | ACRES | % OF FIELD | LEGEND | CSR2 |
|--------|--------------------------|-------|------------|--------|------|
| 131B   | Pershing silt loam       | 20.98 | 33.86%     |        | 70   |
| 131C2  | Pershing silty clay loam | 20.71 | 33.42%     |        | 62   |
| 362    | Haig silt loam           | 7.69  | 12.41%     |        | 83   |
| 223C2  | Rinda silty clay loam    | 5.99  | 9.67%      |        | 45   |
| S132C2 | Weller silty clay loam   | 4.22  | 6.81%      |        | 59   |
| 364B   | Grundy silty clay loam   | 2.00  | 3.23%      |        | 72   |
| S795D2 | Ashgrove silty clay loam | 0.28  | 0.45%      |        | 7    |
| 130    | Belinda silt loam        | 0.08  | 0.13%      |        | 47   |

Weighted Average: 65.5

Peoples Company is pleased to represent 157.65 acres m/l located in Jefferson County, IA just north of Batavia, IA. The property consists of an estimated 117.88 tillable acres currently in row crop production carrying a CSR2 rating of 64.3. The primary soil type includes Pershing silty loams. There are another 4.43 acres m/l enrolled in the Conservation Reserve Program. The CP21 contract is paying an annual payment of \$1,329. This contract was just re-enrolled and expires in 2033. The farm is leased for the 2024 cropping season. The property is situated in section 21 of Locust Grove Township Jefferson County, Iowa.



Net Taxes:  
\$3,484.00  
CSR2:  
64.30

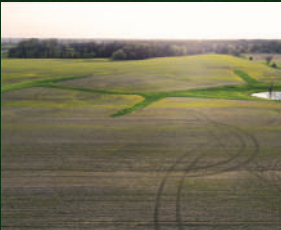
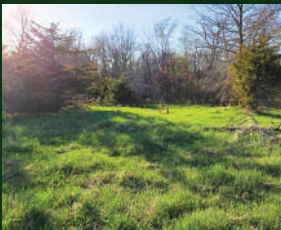
## FSA TILLABLE SOILS MAP

| CODE  | SOIL DESCRIPTION           | ACRES | % OF FIELD | LEGEND | CSR2 |
|-------|----------------------------|-------|------------|--------|------|
| 131C2 | Pershing silty clay loam   | 35.91 | 30.46%     |        | 62   |
| 131B  | Pershing silt loam         | 26.01 | 22.06%     |        | 70   |
| 831C2 | Pershing silty clay loam   | 13.61 | 11.55%     |        | 64   |
| 832B  | Weller silt loam           | 12.76 | 10.82%     |        | 68   |
| 223C2 | Rinda silty clay loam      | 8.08  | 6.85%      |        | 45   |
| 130   | Belinda silt loam          | 6.10  | 5.17%      |        | 47   |
| 220   | Nodaway silt loam          | 5.60  | 4.75%      |        | 77   |
| 51    | Vesser silt loam           | 4.92  | 4.17%      |        | 74   |
| 430   | Ackmore silt loam          | 4.39  | 3.72%      |        | 70   |
| 13B   | Olmitz-Zook-Vesser complex | 0.41  | 0.35%      |        | 71   |
| S54   | Zook silty clay loam       | 0.08  | 0.07%      |        | 68   |

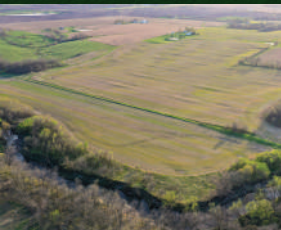
Weighted Average: 64.3



203RD STREET | BATAVIA, IA 52533



BUCKEYE AVENUE | BATAVIA, IA 52533



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