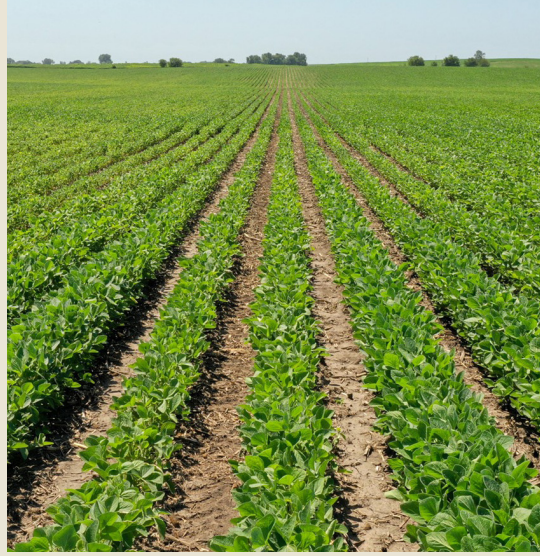




PC **PEOPLES**
COMPANY
INTEGRATED LAND SOLUTIONS



GREENE COUNTY IOWA

76.67 ACRES M/L | LISTING #18444



FARMLAND AVAILABLE

Matt Adams | IA LIC S59699000 | 515.423.9235 | Matt@PeoplesCompany.com



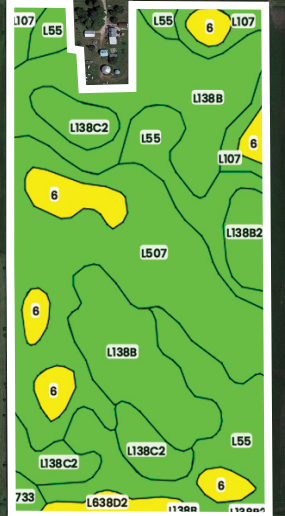
GREENE COUNTY IOWA

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TILLABLE SOILS

Code	Description	Acres	% of Field	IA CSR2
L507	Canisteo clay loam	20.58	27.24%	87
L138B	Clarion loam	19.46	25.76%	88
L55	Nicollet loam	15.59	20.65%	91
6	Okoboji silty clay loam	6.16	8.16%	59
L138C2	Clarion loam	6.14	8.13%	83
L107	Webster clay loam	3.29	4.36%	88
L138B2	Clarion loam	2.35	3.11%	85
L638D2	Omsrud-Storden complex	1.36	1.80%	53
733	Calco silty clay loam	0.60	0.79%	78
Average: 84.8				

COUNTY HIGHWAY E57 / 300TH STREET



PEOPLES COMPANY IS PLEASED TO PRESENT

76.67 acres m/l of prime Greene County, Iowa farmland. This tract is located on County Highway E57 south of Jefferson, Iowa; immediately west of Cooper, Iowa; and in Section 16 of Franklin Township. This nearly 100% tillable farm consists of 75.53 FSA cropland acres with a CSR2 soil rating of 84.8, which compares to the Greene County average of 78.3. The primary soil types on the property include Canisteo clay loam, Clarion loam, and Nicollet loam.

Approximately 2,650 linear feet of 6", 8" & 12" county drainage tile runs across the property. The farm is located at the upper end of Drainage District 108 and the lower end of Drainage District 187, which allows excellent drainage. The drainage tile outlets water to the east side of the farm, from there water runs through a county main and dumps into an open ditch in the southwest quarter of Section 16 of Franklin Township.

This high-quality farmland is located in a strong farming community and would make for a great add-on tract to an existing farming operation or an investment for the Buyer looking to diversify their portfolio or hedge inflation. There are several grain marketing outlets located nearby, including grain elevators and ethanol plants that can be accessed by both county and state paved highways.



TILE MAP

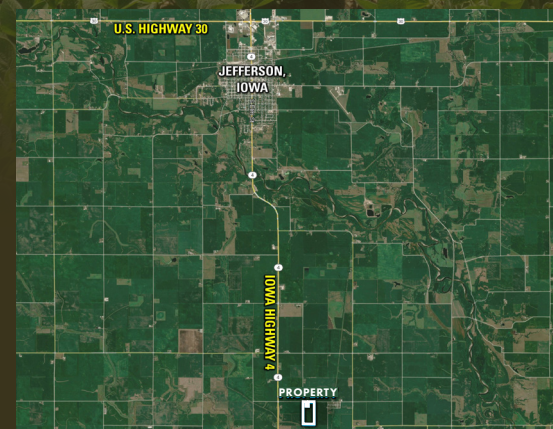


FARMLAND AVAILABLE



DIRECTIONS TO PROPERTY

From Jefferson, Iowa head south out of town on Iowa Highway 4 for approximately 6.5 miles then turn left (East) on 300th Street. Proceed east on 300th Street for a half mile, the farm will be located on the south side of the road. Look for the Peoples Company sign.



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12119 Stratford Drive
Clive, IA 50325



PeoplesCompany.com
Listing #18444



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