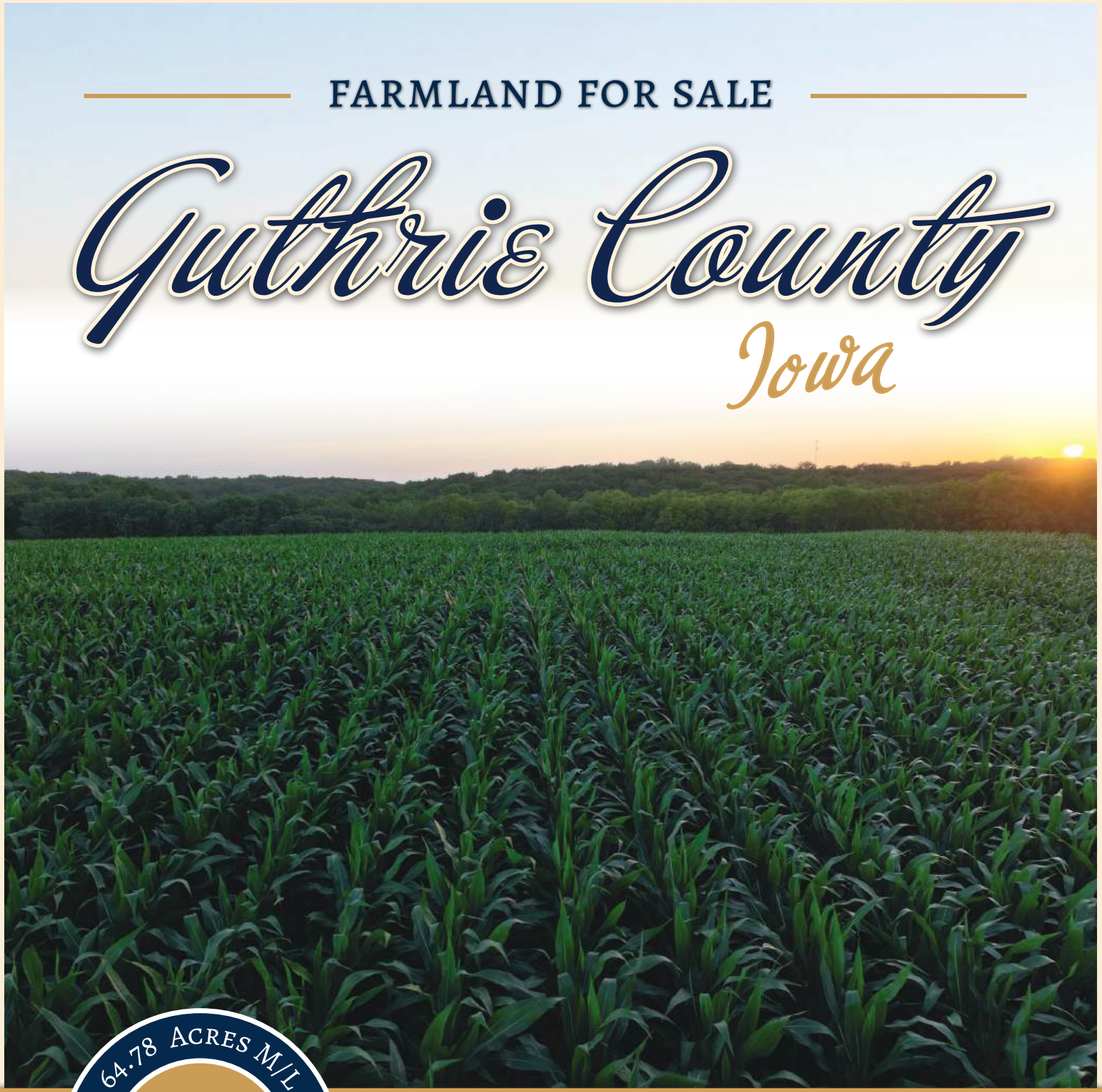
FARMLAND FOR SALE

Guthrie County

Iowa



64.78 Acres M/L

160th Road / County Highway F25
Yale, IA 50277

PEOPLES COMPANY
INTEGRATED LAND SOLUTIONS

LISTING #19521

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

Jaxon Goedken | 319.283.0084 | Jaxon@PeoplesCompany.com | Lic IA S68166000

PROPERTY OVEVIEW

Peoples Company is pleased to present 64.78 acres m/l located in Victory Township, Guthrie County, Iowa. Situated just north of Panora and Lake Panorama, and west of Yale, this property offers an opportunity to acquire a highly tillable tract in a strong agricultural area.

The property includes 63.35 FSA cropland acres with approximately 59.08 acres currently in row-crop production with a CSR2 soil rating of 74. Prominent soil types include Clarion loam, Lester loam, and Nicollet loam with over 75% of the farm carrying an average CSR2 of 77 or higher. The balance of the tract includes a former acreage site and grass waterways that provide natural drainage for the property.

Located along paved 160th Road / County Highway F25 and neighboring Springbrook State Park, the property offers the quiet setting of rural Guthrie County and would be a good camping site. Its quick access to the Iowa Highway system, including Iowa Highway 25, Iowa Highway 4, Iowa Highway 144, and Iowa Highway 44, all provide convenient access to local grain markets in Yale, Panora, and Bayard.

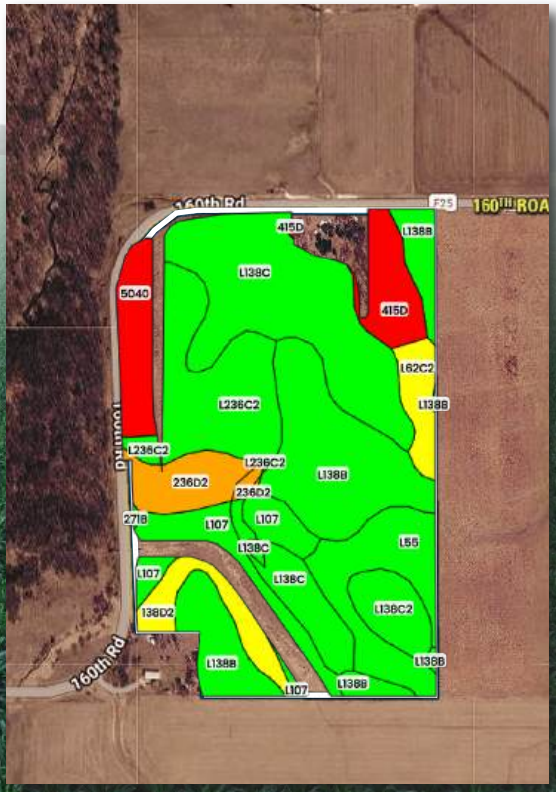
The farm has been operating by a reputable farm tenant who has served as an excellent steward of the farmland through farming practices and a high level of maintenance. Highly tillable farmland tracts of this size make for a great opportunity for the beginning farmer, an investor looking to diversify their portfolio, or an existing farm operation looking to add a more affordable tract compared to larger farm offerings.





CURRENT TILLABLE SOILS

Code	Description	Acres	% of Field	IA CSR2
L138C	Clarion loam	13.92	23.57 %	84
L138B	Clarion loam	13.18	22.31 %	88
L236C2	Lester loam	7.25	12.27 %	77
L55	Nicollet loam	5.22	8.84 %	91
L107	Webster clay loam	4.67	7.91 %	88
5040	Udorthents	2.89	4.89 %	5
236D2	Lester loam	2.87	4.86 %	49
415D	Montieth loamy sand	2.76	4.67 %	5
138D2	Clarion loam	2.27	3.84 %	57
L138C2	Clarion loam	2.22	3.76 %	83
L62C2	Storden loam	1.77	3.00 %	64
271B	Olmitz-Colo	0.05	0.08 %	84
			Average:	74



Contact Matt Adams | 515.423.9235 | Matt@PeoplesCompany.com



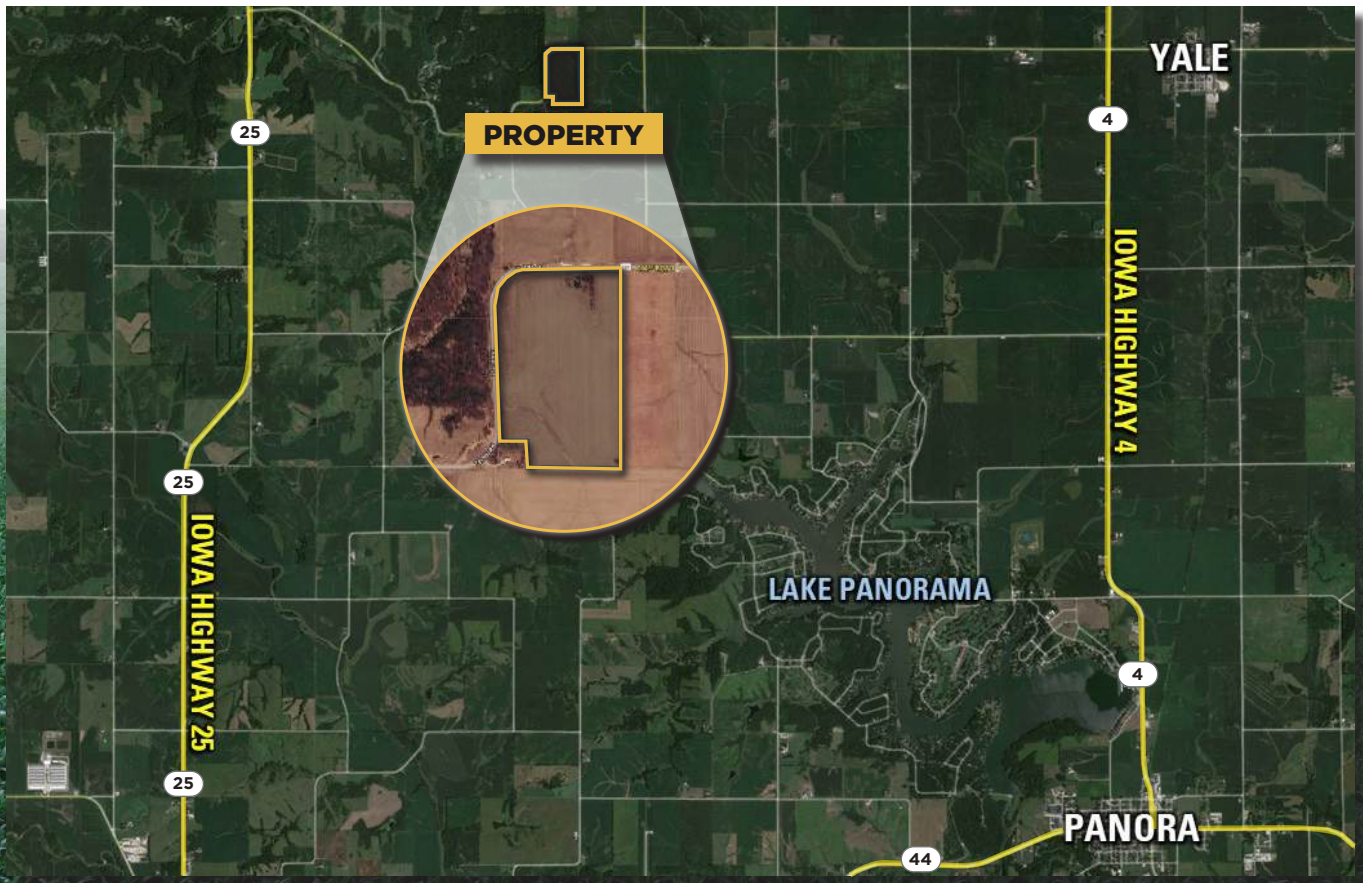


DIRECTIONS

From Yale, Iowa: Head west on 160th Road for approximately 5 miles. The farm is located at the bend in the road & lies on the left (south) side of the road and along the eastern boundary of Springbrook State Park.

REGIONAL MAP

160th Road / County Highway F25 Yale, IA 50277



JAXON GOEDKEN | 319.283.0084 | JAXON@PEOPLESCOMPANY.COM

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

PeoplesCompany.com
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