

FARMLAND AVAILABLE

GREENE COUNTY IOWA

LISTING #17928

PATON, IOWA

IOWA HIGHWAY 144



Peoples Company is pleased to present an exceptional income-producing farm located just south of Paton, Iowa in Section 29 of Paton Township. This farm is 62.80 net acres m/l consisting of 59.86 FSA cropland acres and a CSR2 of 83.6. Prominent soil types include highly-productive Canisteo clay loam, Webster clay loam, and Nicollet clay loam. All 59.86 cropland acres are currently enrolled in the Conservation Reserve Program (CRP) with expiration dates in 2027 and 2033. Upon expiration of the CRP contracts, these acres would be favorable for farming as they include top-producing soil types.

Access to the farm is from the east side of the property off of Iowa Highway 144. Included on the property is a 52' x 52' pole barn that was built in 1959. It is being sold in "as is – where is" condition. The Union Pacific Railroad runs through the property and a private railroad crossing grants access to the western portion of the farm. An overhead transmission line runs along the eastern border of the property on Iowa Highway 144 and connects to two substations located just northeast of Paton, Iowa.

MATT ADAMS | 515.423.9235

Matt@PeoplesCompany.com | IA LIC S59699000



12119 Stratford Drive
 Clive, IA 50325



PeoplesCompany.com
 Listing #17928

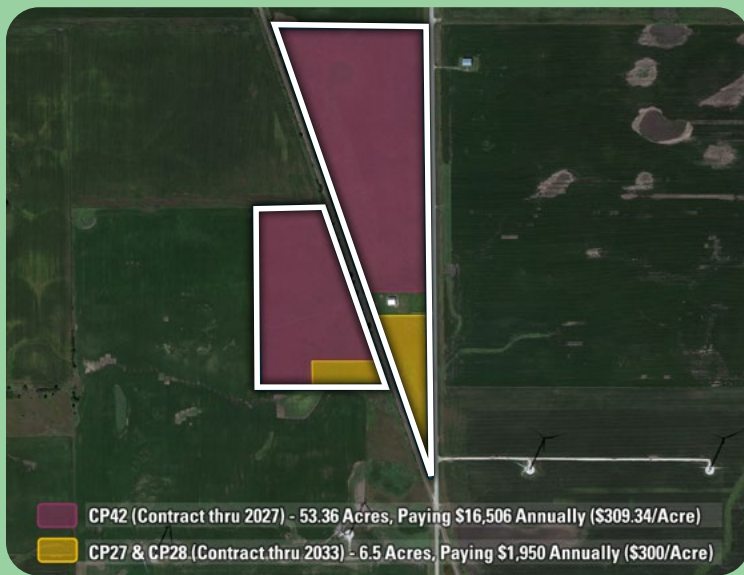


SCAN THE QR
 CODE TO THE LEFT
 WITH YOUR PHONE
 CAMERA TO VIEW
 THIS LISTING ONLINE!

TILLABLE SOILS

CODE	DESCRIPTION	ACRES	% OF FIELD	IA CSR2	LEGEND
507	Canisteo clay loam	20.55	34.33%	84	●
107	Webster clay loam	11.04	18.44%	86	●
55	Nicollet clay loam	10.04	16.77%	89	●
138B	Clarion loam	8.03	13.41%	89	●
95	Harps clay loam	4.64	7.75%	72	●
4	Knoke silty clay loam	2.41	4.03%	56	●
138B2	Clarion loam	2.04	3.41%	87	●
6	Okoboji silty clay loam	0.72	1.20%	59	●
638C2	Clarion-Storden complex	0.40	0.67%	75	●

AVERAGE: 83.6



CRP Contract Details:

Contract #11367C: 53.36 Acres enrolled in the Pollinator Habitat Program (Practice CP42) with an annual payment of \$16,506 or \$309.34 per acre. This contract is set to expire in September of 2027.

Contract #12027A: 6.50 Acres enrolled in the Farmable Wetlands Program (Practice CP27 & CP28) with an annual payment of \$1,950 or \$300 per acre. This contract is set to expire in September of 2033. *This contract has been in place since 2009.

DIRECTIONS

From Paton, Iowa: Head east on W Paton Street. Then turn right (south) onto Iowa Highway 144 and go for three quarters of a mile. The farm will be on the right-hand (west) side of the road. Look for Peoples Company signage.