

400 Acres M/L

Listing #18376



# CHICKASAW • COUNTY •

IOWA

**FARMLAND AVAILABLE**



**Chase Duesenberg**

IA LIC S65470000 | 641.529.0562

[Chase@PeoplesCompany.com](mailto:Chase@PeoplesCompany.com)





# CHICKASAW COUNTY IOWA

**Peoples Company** is pleased to present 400 acres m/l of farmland located east of Fredericksburg, Iowa. Opportunities to acquire a property of this size and in such a desirable location are exceptionally rare. The farm consists of 371.81 FSA cropland acres, which includes 302.63 acres currently in row crop production carrying a CSR2 of 64.8. The primary soil types on the property include Flagler sandy loam, Clyde clay loam, and Floyd loam. Private drainage tile has been installed on the farm (Refer to the attached tile map), and the farm lease will be open for the 2026 crop season.

The balance of the FSA cropland acres includes 69.18 acres enrolled in CRP (Conservation Reserve Program). These contracts include:

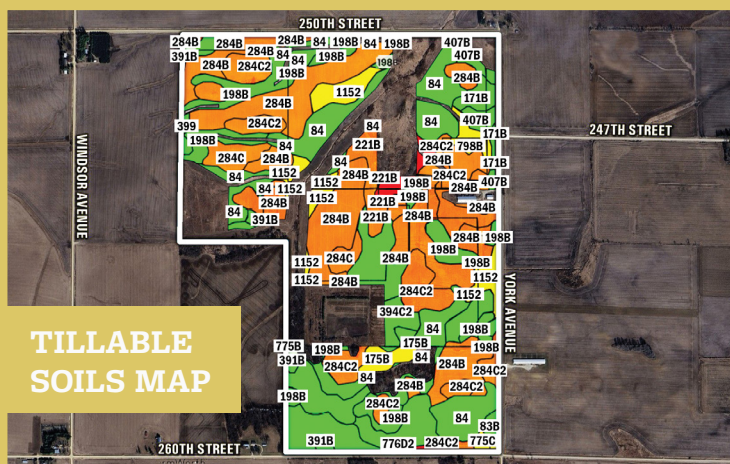
- 22.48 acres enrolled in CP38E-12 through 2038, generating \$6,408 annually (\$285.06/acre)
- 6.20 acres enrolled in CP5A through 2038, generating \$1,828 annually (\$294.83/acre)
- 10.30 acres enrolled in CP27&28 through 2037, generating \$3,090 annually (\$300/acre)
- 6.30 acres enrolled in CP8A through 2026, generating \$2,169 annually (\$344.26/acre)
- 23.90 acres enrolled in CP21 through 2025, generating \$5,570 annually (\$233.06/acre)



Together, these contracts yield a total annual income of \$19,065.

Beyond its productive agricultural land, the property also features recreational opportunities. Ample food sources, diverse cover, and water sources provide a sanctuary supporting a strong population of deer, turkey, and upland game birds. The tract has close proximity to U.S. Highway 18, allowing great access to several competing grain marketing options. The property is located in Section 1 of Fredericksburg Township in Chickasaw County.

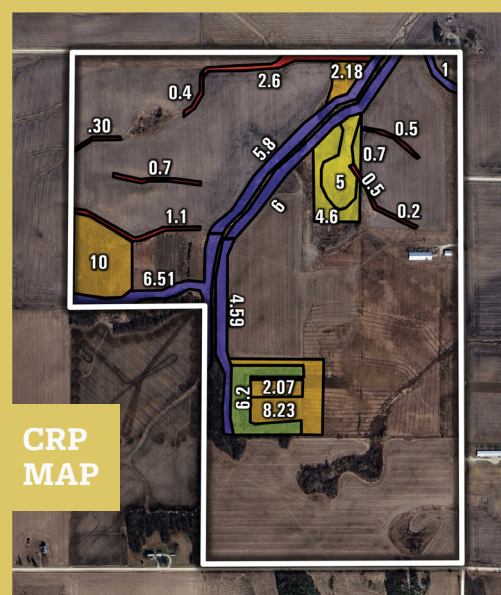
Improvements include a steel utility building with 3,648 sq/ft measuring 48' by 76' built in 1979 and a barn with 17,020 sq/ft measuring 74'x 230' built in 1950. Both structures have concrete floors.



**TILLABLE  
SOILS MAP**

| CODE  | DESCRIPTION               | ACRES | %     | CSR2 |
|-------|---------------------------|-------|-------|------|
| 284B  | Flagler sandy loam        | 83.22 | 27.50 | 49   |
| 84    | Clyde clay loam           | 45.30 | 14.97 | 88   |
| 284C2 | Flagler sandy loam        | 38.64 | 12.77 | 41   |
| 198B  | Floyd loam                | 28.18 | 9.31  | 89   |
| 391B  | Clyde-Floyd complex       | 18.42 | 6.09  | 87   |
| 1152  | Marshan clay loam         | 13.04 | 4.31  | 54   |
| 394C2 | Ostrander loam            | 12.61 | 4.17  | 73   |
| 83B   | Kenyon loam               | 10.07 | 3.33  | 90   |
| 284C  | Flagler sandy loam        | 9.06  | 2.99  | 44   |
| 394C  | Ostrander loam            | 7.76  | 2.56  | 83   |
| 221B  | Klossner muck             | 6.87  | 2.27  | 48   |
| 407B  | Schley loam               | 5.25  | 1.73  | 81   |
| 394B  | Ostrander loam            | 4.63  | 1.53  | 88   |
| 175B  | Dickinson fine sandy loam | 4.34  | 1.43  | 50   |
| 171B  | Bassett loam              | 4.12  | 1.36  | 85   |
| 621B  | Houghton muck             | 3.75  | 1.24  | 35   |
| 798B  | Protivin loam             | 3.62  | 1.20  | 61   |
| 776D2 | Lilah sandy loam          | 1.19  | 0.39  | 5    |
| 775C  | Billett sandy loam        | 0.87  | 0.29  | 62   |
| 83C   | Kenyon loam               | 0.57  | 0.19  | 85   |
| 399   | Readlyn silt loam         | 0.55  | 0.18  | 91   |
| 83C2  | Kenyon loam               | 0.51  | 0.17  | 84   |
| 775B  | Billett sandy loam        | 0.05  | 0.02  | 67   |

**AVERAGE:** 64.8



**CRP  
MAP**

### Conservation Reserve Program

- 22.48 Acres CP38E-12 paying \$6,408 annually (\$285.06/Acre) through 2038
- 6.20 Acres CP5A paying \$1,828 annually (\$294.84/Acre) through 2038
- 10.30 Acres CP27&28 paying \$3,090 annually (\$300/Acre) through 2037
- 6.30 Acres CP8A paying \$2,169 annually (\$344.26/Acre) through 2026
- 29.30 Acres CP21 paying \$5,570 annually (\$233.06/Acre) through 2025



12119 Stratford Drive  
Clive, IA 50325



PeoplesCompany.com  
Listing #18376



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



# CHICKASAW COUNTY IOWA

## From Fredericksburg, Iowa:

Travel east out of town on US Highway 18 for 6 miles until reaching York Avenue. Turn left (north) onto York Avenue for 1 mile, and the property will be on the left (west) side of the road marked with a Peoples Company sign.

