

\$697,920

\$3966/ac

HIGHLY PRODUCTIVE FARM LAND
5% Return on Gross Investment
176 Acres M/L Marion County, IA



145.4 acres with a 79 CSR2

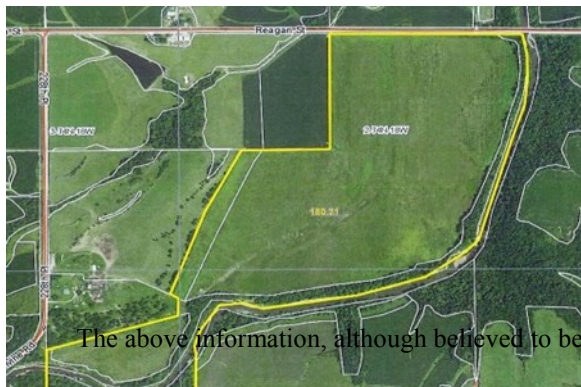


GENERAL INFORMATION

Sale Acres 176 m/l
Open Acres 145.4 with solid 79 CSR2
Enrolled in CRP
Expires 2019 - \$34,896 annually
ROI 5% return on gross investment
Topography Level
Taxes \$4010 – 2015/16

KEY FEATURES

Investment	Tillable-Row Crop/after CRP
Hunting	Whitetail & Turkey Habitat
Recreational	ATV
Timber	Hiking
Pasture	Horseback Riding
1031 Exchange	



Legal: Exact legal to come from abstract.

The above information, although believed to be correct, is not warranted or guaranteed by the owner, listing firm or listing agent.



**Hawkeye Farm
Mgmt & Real Estate**

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Email: hawkeye@uciowa.com

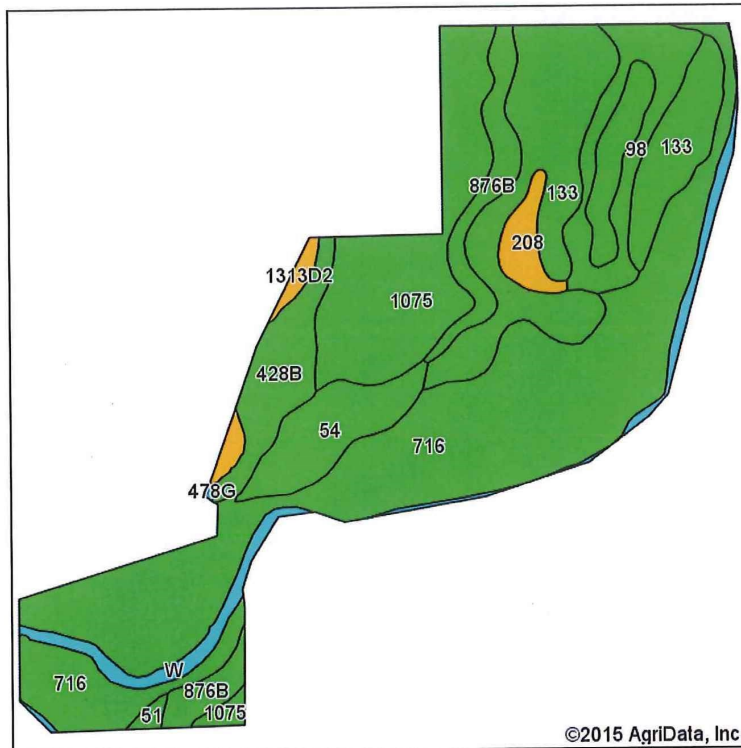


THE "AMMONS" FAMILY

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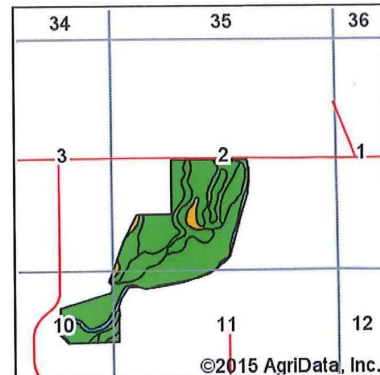
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Soils data provided by USDA and NRCS.

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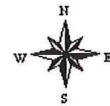
State: Iowa
 County: Marion
 Location: 2-74N-18W
 Township: Liberty
 Acres: 180.21
 Date: 12/22/2015

Hawkeye Farm Mgmt & Real Estate



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Maps Provided By:



Area Symbol: IA125, Soil Area Version: 24

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
716	Lawson-Quiver-Nodaway complex, 0 to 2 percent slopes, occasionally flooded	67.96	37.7%		Ilw	78	
133	Colo silty clay loam, deep loess, 0 to 2 percent slopes, occasionally flooded	31.83	17.7%		Ilw	78	80
1075	Givin silt loam, benches, 0 to 2 percent slopes	24.33	13.5%		lw	84	83
98	Huntsville silt loam, 0 to 2 percent slopes	10.40	5.8%		lw	92	90
54	Zook silty clay loam, 0 to 2 percent slopes	9.29	5.2%		Ilw	69	70
876B	Ladoga silt loam, terrace, 2 to 5 percent slopes	9.28	5.1%		Ile	86	79
428B	Ely silty clay loam, 2 to 5 percent slopes	8.99	5.0%		Ile	88	88
W	Water	7.20	4.0%			0	0
88	Nevin silty clay loam, 0 to 2 percent slopes	4.91	2.7%		lw	95	90
208	Landes loam, 0 to 2 percent slopes	3.25	1.8%		Ilw	37	63
1313D2	Munterville silt loam, 9 to 14 percent slopes, moderately eroded	2.05	1.1%		Vle	34	10
51	Vesser silt loam, 0 to 2 percent slopes	0.61	0.3%		Ilw	74	74
478G	Munterville-Rock outcrop complex, 25 to 60 percent slopes	0.11	0.1%		Vle	5	5
Weighted Average						76.1	*-



.Located from BUSSEY: N & W 2 mi on G71; N 1½ mi on 228th Pl; E ½ mi on Reagan St; property begins on S side of road.