

174 ac m/l in Monroe County, IA

Solid Return Investment Ag Property, Highly Tillable & Highly Productive Cropland with CRP



\$770,994

\$4431/ac

GENERAL INFORMATION

Sale Acres 174 ac m/l
Topography Cleared/ Open, Rolling
Taxes \$2210 15/16 payable approx.

School District: Albia Community Schools

FARM INFORMATION

Row Crop 126 Acres Rented for 2016
Call for details
CRP 30.60 ac expires in 2026
8.5 ac expires in 2019
\$9305/yr. CRP Income

This highly productive Monroe County cropland boasts 165.53 FSA cropland acres with 53 CSR2. Of the 165.53 acres, 126 are tillable with an average CSR2 of 49.6! This rolling row crop unit offers productive soil including Pershing, Weller, Okaw and Colo-Ely. Extensive tile and contour terraces across the ag land allow for proper drainage, continued productivity and proper conservation practices. This Iowa investment land offers a solid return from a good cash rent tenant on the ag land. A high return on investment with this income producing Monroe County Iowa ag land has little waste ground.



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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THE "AMMONS" FAMILY

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Hawkeye Farm Mgmt & Real Estate

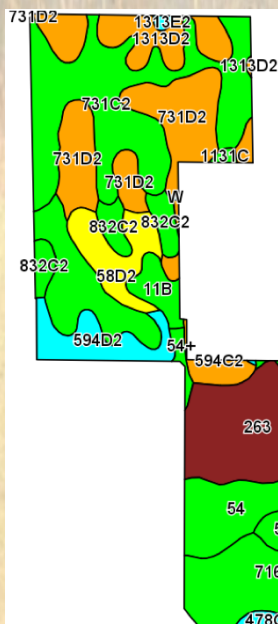


DIRECTIONS:

Drive: From Albia: North out of Albia on Hwy 137, follow approx. .89 miles, turn Right on H27 follow through Avery approx.. 2.8 mi past Avery take Right on 730th Ave, Continue 0.3 mile to farm on SE side of the intersection of 730th Ave and 168th St

Alternative drive from Albia: Take Benton Avenue/ H -35 east approx.7.87 miles, Turn Left (North) on to 730th Ave follow to 168th St., Farm is located on the South East Side of the intersection.

LEGAL:
S1/2 SW Sec 1 & NW
NW Sec 12; SENW &
NE1/2 SW all in 72-16
Mantra Twp, Monroe
County



Area Symbol: IA135, Soil Area Version: 23

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CS R
731C2	Pershing silty clay loam, 5 to 9 percent slopes, moderately eroded	33.46	19.4%		Illc	62	45
263	Okaw silt loam, 0 to 2 percent slopes	24.57	14.3%		Illw	52	53
716	Lawson-Quiver-Nodaway complex, 0 to 2 percent slopes, occasionally flooded	22.06	12.8%		Ilw	78	
731D2	Pershing silty clay loam, 9 to 14 percent slopes, moderately eroded	20.59	12.0%		Ive	38	31
1313D2	Munterville silt loam, 9 to 14 percent slopes, moderately eroded	14.78	8.6%		Vle	32	10
1131C	Pershing silt loam, terrace, 5 to 9 percent slopes	12.26	7.1%		Illc	67	49
54	Zook silty clay loam, 0 to 2 percent slopes	12.07	7.0%		Ilw	69	75
58D2	Douds loam, 9 to 14 percent slopes, moderately eroded	8.32	4.8%		Ive	45	28
584D2	Galland loam, 9 to 14 percent slopes, moderately eroded	7.67	4.5%		Ive	7	5
832C2	Weller silty clay loam, benches, 5 to 9 percent slopes, moderately eroded	6.02	3.5%		Illc	60	40
11B	Colo-Ely silty clay loams, 2 to 5 percent slopes	3.69	2.1%		Ilw	79	63
51	Vesser silt loam, 0 to 2 percent slopes	2.84	1.7%		Ilw	74	70
54+	Zook silt loam, overwash, 0 to 2 percent slopes	1.83	1.1%		Ilw	69	70
478G	Munterville-Rock outcrop complex, 14 to 40 percent slopes	1.40	0.8%		Vle	5	5
1313E2	Munterville silt loam, 14 to 18 percent slopes, moderately eroded	0.43	0.2%		Vle	22	5
W	Water	0.06	0.0%			0	0
Weighted Average						54.7	^.