

120 m/l Acres Income & Recreational Property Marion County, Iowa

\$600,000
\$5000/ac



GENERAL INFORMATION

Acres 120 ac
Crop Acres 80 ac
Timber Acres 30 ac
Pasture Acres 10 ac
Topography Cleared/Open, Level to Rolling, Partially Wooded
Taxes \$1870/yr 2015/16 payable
School District: Pleasantville

CRP

Enrolled Acres 84.30
Expires 09/30/2017
CRP Payment per Ac \$101.59
Annual CRP Payment \$8,564

MLS#

17107

KEY FEATURES

Whitetail Deer Near Lake Red Rock
Turkey Easy Commute To Des Moines
CRP Income Future Crop

BUILDINGS

None

UTILITIES

Electric—In the Area
Water—In the Area

FSA

Farm # 5838
Tract # 323
FSA Crop Ac 84.30
CSR2 on Crop Ac 58

120 acres m/l with income, building potential and recreational opportunities located in Marion County, Iowa. Conveniently located 5 miles south of Pleasantville, 9 miles west of Knoxville, and approximately 35 miles south of Des Moines along Highway S45. Open acres consist of 84.3 acres seeded to CRP paying \$8,564 annually, expiring in 2017, and approximately 25 acres of timber and 9 acres of railroad right of way. Located in a great area of Marion County, which offers excellent whitetail deer and turkey hunting, this property offers the opportunity for your future home or cabin away from the hustle and bustle of the city yet on pavement and near enough for your daily commute. The 84 acres of open ground currently in CRP boasts a 58 CSR2 making it very attractive for row crop production after the CRP expires.

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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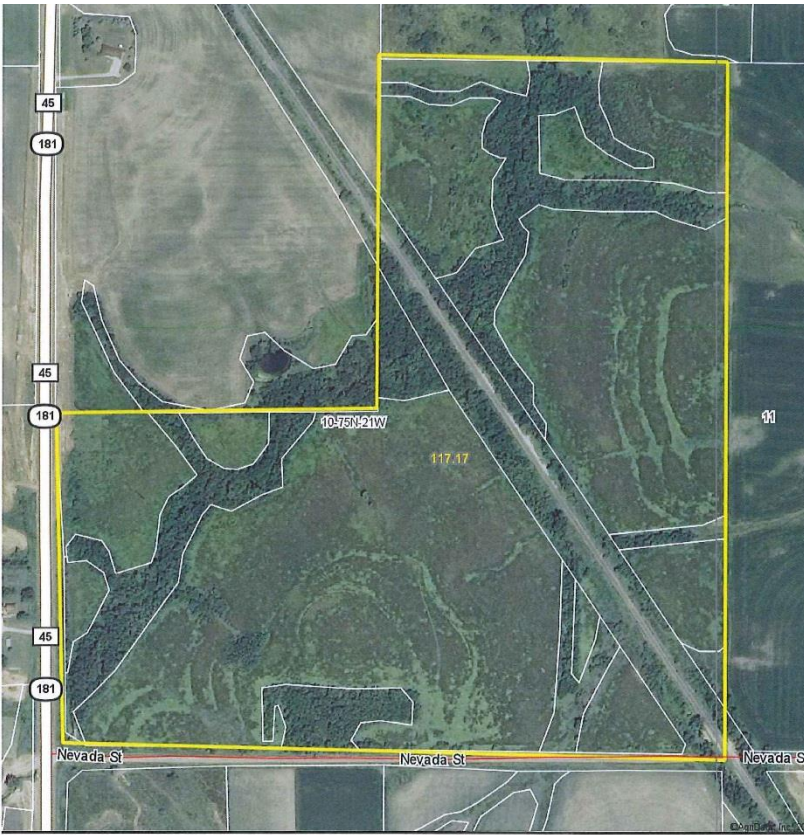
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LEGAL:

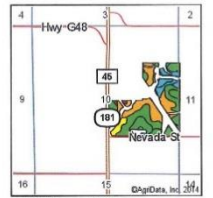
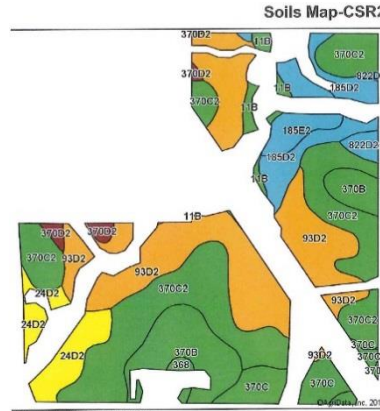
120 Ac. m/l located in the N ½ SE ¼ and the SE ¼ NE ¼ of Section 10 T-75-N R-21-W (Franklin Twp) Marion County, IA
(Exact legal to come from abstract)



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map center: 41° 18' 47.79, 93° 15' 24.57
scale: 5166

10-75N-21W



State: Iowa
County: Marion
Location: 10-75N-21W
Township: Franklin
Acres: 84.04
Date: 12/8/2014

Hawkeye Farm Mgmt & Real Estate

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Maps Provided by: **surety**
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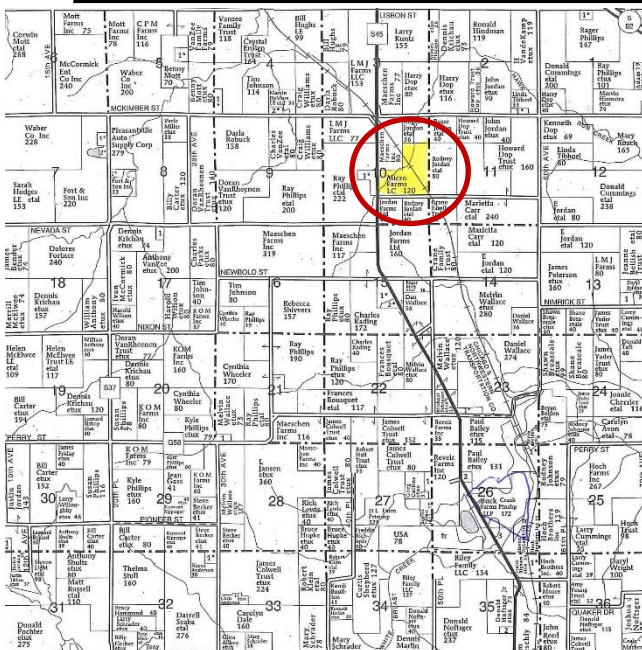
area Symbol: IA125, Soil Area Version: 23

code	Soil Description	Acres	Percent of field	**CSR2 Legend	Non-Int Class	CSR2**	CSR
70C2	Sharpsburg silty clay loam, 6 to 9 percent slopes, moderately eroded	27.09	33.3%	Green	IIIc	82	67
3D2	Shelby-Akai complex, 9 to 14 percent slopes, moderately eroded	24.54	29.2%	Orange	IIIc	35	25
70B	Sharpsburg silty clay loam, 2 to 5 percent slopes	9.29	11.1%	Green	IIIc	91	67
4D2	Shelby loam, 0 to 14 percent slopes, moderately eroded	6.23	6.2%	Yellow	IIIc	45	48
85D2	Bauer silt loam, 0 to 14 percent slopes, moderately eroded	4.94	5.9%	Blue	VIIc	13	20
70C	Sharpsburg silty clay loam, 5 to 9 percent slopes	4.51	5.4%	Green	IIIc	86	72
85T	Bauer silt loam, 14 to 18 percent slopes, moderately eroded	3.43	4.1%	Green	VIIIc	5	10
1B	Colo-Ely silty clay loam, 2 to 5 percent slopes	1.49	1.8%	Green	IIIc	78	65
22D2	Lancost silty clay loam, 0 to 14 percent slopes, moderately eroded	1.09	1.3%	Blue	XIc	10	15
70C2	Sharpsburg silty clay loam, 0 to 14 percent slopes, moderately eroded	1.05	1.2%	Green	IIIc	58	57
88	Mackinac silty clay loam, 0 to 2 percent slopes	0.48	0.6%	Green	IIIc	94	95
Weighted Average						88.7	83.3

area Symbol: IA125, Soil Area Version: 23

IA has updated the CSR values for each county to CSR2.

Field borders provided by Farm Service Agency as of 5/21/2008. Aerial photography provided by Aerial Photography Field Office.



DIRECTIONS

From intersection of Hwy 5 and Hwy S45 (AKA Hwy 181) south of Pleasantville, IA; South on Hwy S45 approximately 3 miles to property on East side of Hwy S45; East on Nevada St. Nevada St. forms south boundary, while Hwy S45 forms the west boundary.

