

# 147 ac m/l in Marion County, IA

## Investment & Recreational Land

**\$369,900**

**\$2700/ac**

### GENERAL INFORMATION

Number Sale Acres	147 ac m/l
Topography	Rolling
Taxes	\$2084/year (2015/16 payable)
School District:	Twin Cedars at Bussey

### CRP

Farm #	406 Tract 1510
CRP Acres	122.6
CRP Payment	\$11,844
CRP Expires	9/2017

### RECREATIONAL OPPORTUNITIES

Whitetail Deer  
Turkey

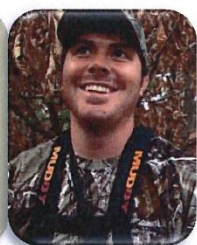


The above information, although believed to be correct, is not warranted or guaranteed by the owner, listing firm or listing agent.

## Hawkeye Farm Mgmt & Real Estate



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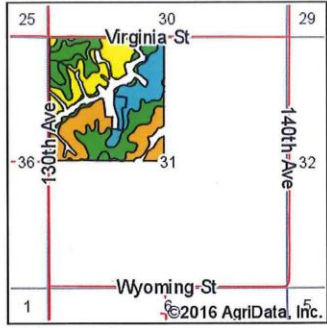
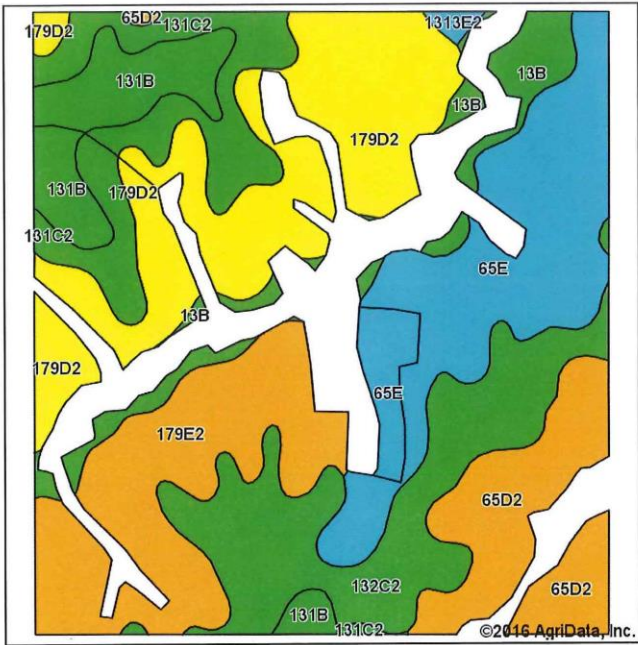


**THE "AMMONS" FAMILY**

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State: Iowa  
 County: Marion  
 Location: 31-74N-19W  
 Township: Indiana  
 Acres: 122.47  
 Date: 2/29/2016

Hawkeye Farm Mgmt & Real Estate  
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**DIRECTIONS:**  
 3 miles east of Columbia on Virginia St; property located on the SE corner of intersection at 130<sup>th</sup> Ave

**LEGAL:**  
 NWNW, NENW, SWNW, SENW, Sec 60-74-19, Marion County IA

Exact legal to come from abstract.

Area Symbol: IA125, Soil Area Version: 24

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CS R
179D2	Gara loam, 9 to 14 percent slopes, moderately eroded	24.72	20.2%			IVe	47 43
65E	Lindley loam, 14 to 18 percent slopes	22.02	18.0%			Vle	24 28
132C2	Weller silt loam, 5 to 9 percent slopes, moderately eroded	18.83	15.4%			IIle	62 45
179E2	Gara loam, 14 to 18 percent slopes, moderately eroded	18.61	15.2%			Vle	35 33
65D2	Lindley loam, 9 to 14 percent slopes, moderately eroded	12.06	9.8%			IVe	33 38
131C2	Pershing silt loam, 5 to 9 percent slopes, moderately eroded	11.22	9.2%			IIle	62 49
131B	Pershing silt loam, 2 to 5 percent slopes	8.40	6.9%			IIle	70 72
13B	Nodaway-Vesser silt loams, 2 to 5 percent slopes	6.16	5.0%			IIw	79 63
1313E2	Munterville silt loam, 14 to 18 percent slopes, moderately eroded	0.45	0.4%			Vlle	22 5
Weighted Average						46.4	42

**Hawkeye Farm Mgmt & Real Estate**