

29.5 ac m/l Quality Investment Monroe County, IA



\$126,850

\$4300/ac



GENERAL INFORMATION

Total Acres	29.5 ac
Crop Acres	24.2 ac in corn/soybean rotation
Topography	Level to Gently Rolling
Taxes	\$468 – estimated on 29.5 ac m/l
School District:	Albia Community

Small, good quality, Southern Iowa, Monroe County land is highly tillable, crop farm at modest price; offers add-on or hobby farm opportunities. Located on southwest edge of Lovilia, Iowa. 29.5 acres m/l with 24.2 acres used in corn-soybean rotation. CSR2 of 62.8 and CSR of 54.6 on the tillable acres.

KEY FEATURES

Row Crop Income
Whitetail Deer Habitat
Turkey Habitat
Hobby Farm
Building Site



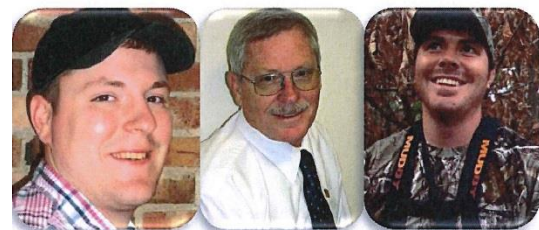
Level to gently rolling topography, with north edge of farm breaking slightly to two timbered scenic draws in south center that offer quality, modest deer and turkey habitat. Neighboring larger tracts of timber to south and west assure plenty of wildlife will remain in the area. Water and electric available at road, no outlet on farm.

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



**Hawkeye
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Real Estate**

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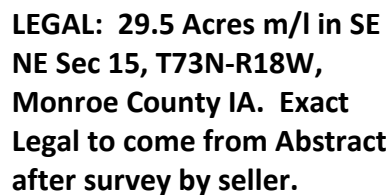
THE "AMMONS" FAMILY

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ryan@uciowa.com

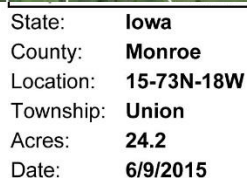
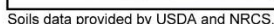
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Located on SW edge of Lovilia: W 6th
St past St Peters Catholic Church west;
farm lies just west of house #700 on
south side of road.



 **United Country**
Real Estate

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Maps Provided By:

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Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
131C	Pershing silt loam, 5 to 9 percent slopes	7.84	32.4%			IIIe	65 49
131B	Pershing silt loam, 2 to 5 percent slopes	6.29	26.0%			IIIe	70 67
130	Belinda silt loam, 0 to 2 percent slopes	5.17	21.4%			IIlw	76 63
80D2	Clinton silty clay loam, 9 to 14 percent slopes, eroded	3.49	14.4%			IIIe	46 50
223D2	Rinda silty clay loam, 9 to 14 percent slopes, moderately eroded	1.00	4.1%			IVe	8 9
478G	Munterville-Rock outcrop complex, 14 to 40 percent slopes	0.29	1.2%			Vle	5 5
731C2	Pershing silty clay loam, 5 to 9 percent slopes, moderately eroded	0.12	0.5%			IIIe	60 45
Weighted Average						62.8	54.6