

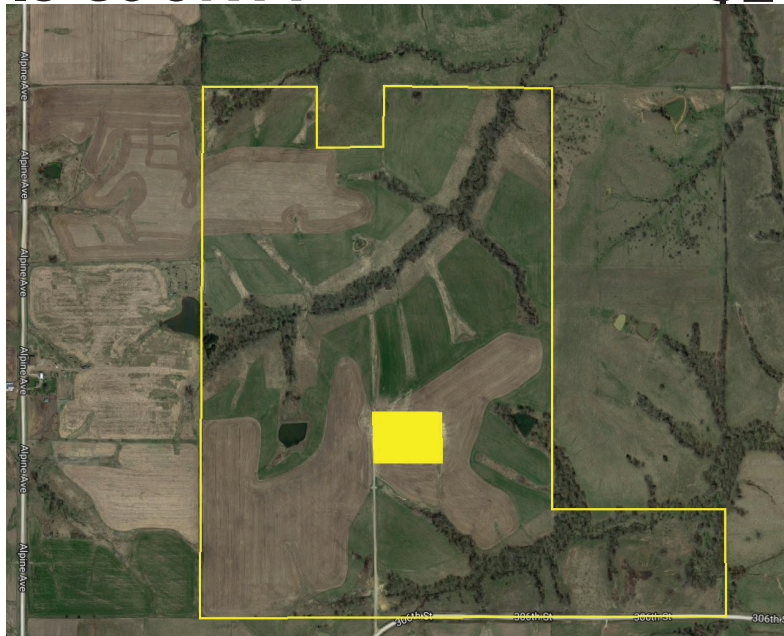
# FARM FOR SALE



## SOUTHWEST DAVIS COUNTY

**\$2650/Acre**

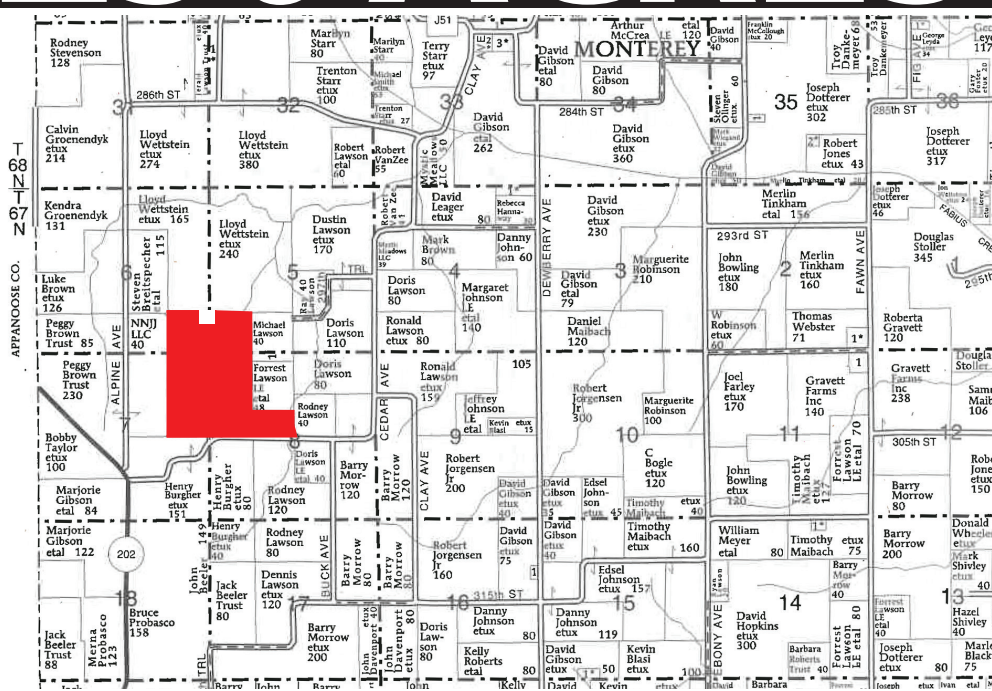
- **180 Acres Tillable**
- **84 Crop Acres**
- **38.1 Average CSR on the Tillable**
- **96 Acres Hay/Crop**
- **21 Acres CRP**
- **Good Hunting**
- **2 Pond**
- **Good Fences**



Call  
**AJ Brown**  
(641)664-2224  
cell 680-9944

ajbrown@daviscountyrealtors.com

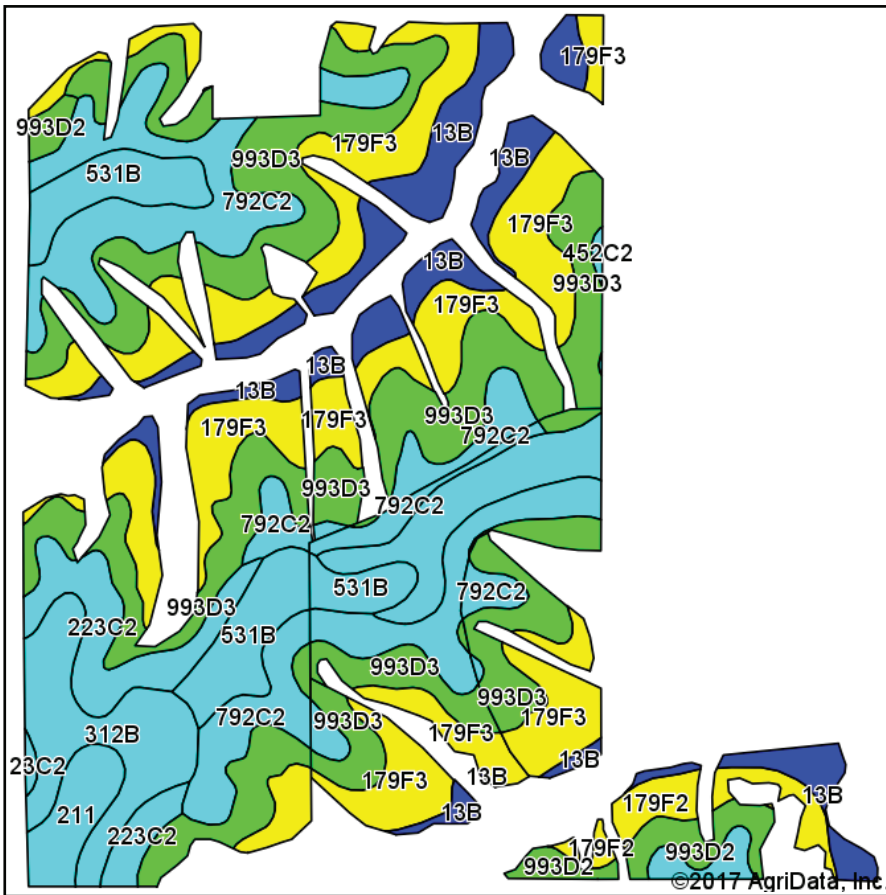
## Combination Farm 250 ACRES



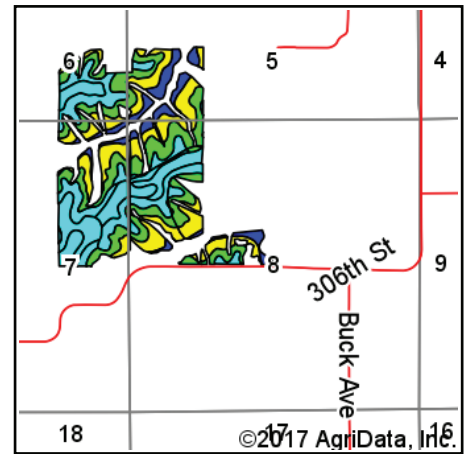
**www.DavisCountyRealtors.com**

105 E Locust St Bloomfield, IA 52537 fax 641-664-3520

# Soils Map



Soils data provided by USDA and NRCS.



State: **Iowa**  
 County: **Davis**  
 Location: **8-67N-15W**  
 Township: **Fabius**  
 Acres: **190.5**  
 Date: **5/19/2017**



Maps Provided By



Area Symbol: IA051, Soil Area Version: 22

| Code             | Soil Description                                                   | Acres | Percent of field | CSR2 Legend | Non-Irr Class *c | CSR2** | CSR  | Corn | Soybeans |
|------------------|--------------------------------------------------------------------|-------|------------------|-------------|------------------|--------|------|------|----------|
| 993D3            | Gara-Armstrong clay loams, 9 to 14 percent slopes, severely eroded | 49.24 | 25.8%            |             | Vle              | 29     | 15   |      |          |
| 179F3            | Gara clay loam, 18 to 25 percent slopes, severely eroded           | 41.00 | 21.5%            |             | Vlle             | 10     | 5    |      |          |
| 792C2            | Armstrong loam, 5 to 9 percent slopes, moderately eroded           | 32.95 | 17.3%            |             | Ille             | 51     | 27   |      |          |
| 13B              | Olmitz-Vesser-Zook complex, 0 to 5 percent slopes                  | 18.17 | 9.5%             |             | Ilw              | 74     | 60   | 59   | 16       |
| 531B             | Kniffin silt loam, 2 to 5 percent slopes                           | 11.29 | 5.9%             |             | Ille             | 55     | 54   |      |          |
| 312B             | Seymour silt loam, 2 to 5 percent slopes                           | 9.97  | 5.2%             |             | Ille             | 64     | 60   |      |          |
| 223C2            | Rinda silty clay loam, 5 to 9 percent slopes, moderately eroded    | 8.53  | 4.5%             |             | IVw              | 45     | 22   |      |          |
| 452C2            | Lineville silt loam, 5 to 9 percent slopes, moderately eroded      | 7.20  | 3.8%             |             | Ille             | 46     | 31   |      |          |
| 993D2            | Gara-Armstrong loams, 9 to 14 percent slopes, moderately eroded    | 4.60  | 2.4%             |             | IVe              | 35     | 20   |      |          |
| 179F2            | Gara loam, 18 to 24 percent slopes, moderately eroded              | 3.92  | 2.1%             |             | Vle              | 12     | 13   |      |          |
| 211              | Edina silt loam, 0 to 1 percent slopes                             | 3.63  | 1.9%             |             | Illw             | 59     | 60   |      |          |
| Weighted Average |                                                                    |       |                  |             |                  | 38.1   | 25.7 | 5.6  | 1.5      |

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

\*c: Using Capabilities Class Dominant Condition Aggregation Method

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