



For Sale: 120.26 Taxable Acres, ML, Cass Co., Iowa—near Cumberland

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Call 641-333-2705 or visit southwestiowaland.com





McLaren 120 Farm – Cass Co., IA 120.26 Taxable Acres, ML

Asking Price: \$600,000.00

Town: Cumberland

County: Cass

State: IA

Taxes: \$3,106

Terms: Cash, payable at closing

Income: 21,437

Possession: Upon closing

CRP Acres: 61.60

CRP Description: \$12,837.36 annual CRP income, as follows: •21.77 acres at \$180.06/acre for \$3930, expiring 09/30/2022; •28.18 acres at \$207.91/acre for \$5859, expiring 09/30/2023; •7.57 acres at \$300.00/acre for \$2271, expiring 09/30/2032; •4.08 acres at \$190.53/acre for \$777.36, expiring 09/30/2030. (Cass County FSA)

CSR Description: CSR-58; CSR2-64.1 (Surety Maps)

Long-time family owned farm with some strong income. Some very good soils, plus added benefits of some quality hunting. Farm has a superb tenant in place, or the tenancy will be terminated for farmer owner in 2021. Give Tom a call, 712-621-1281, on this quality investment.



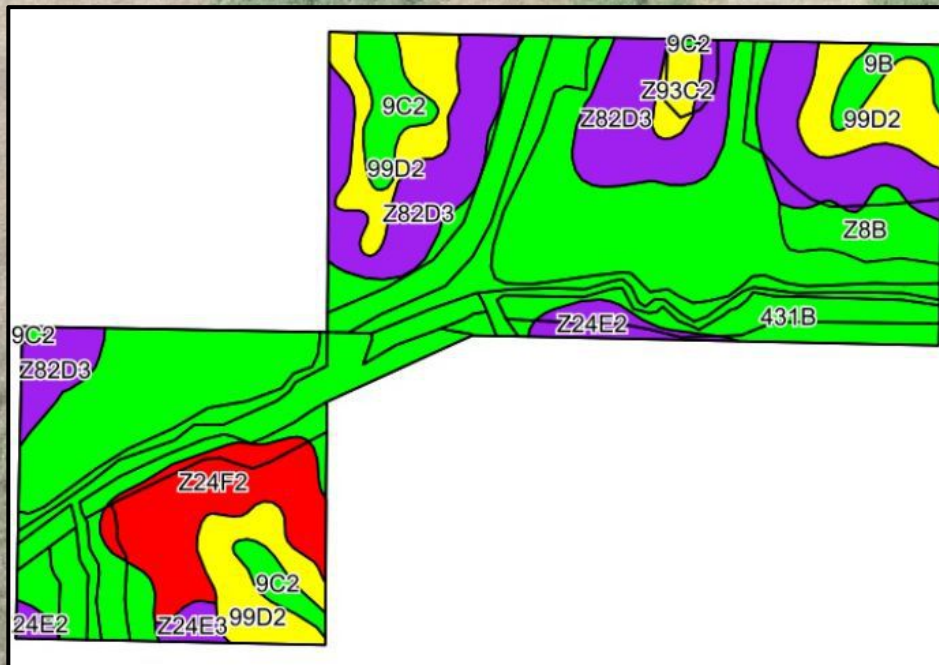
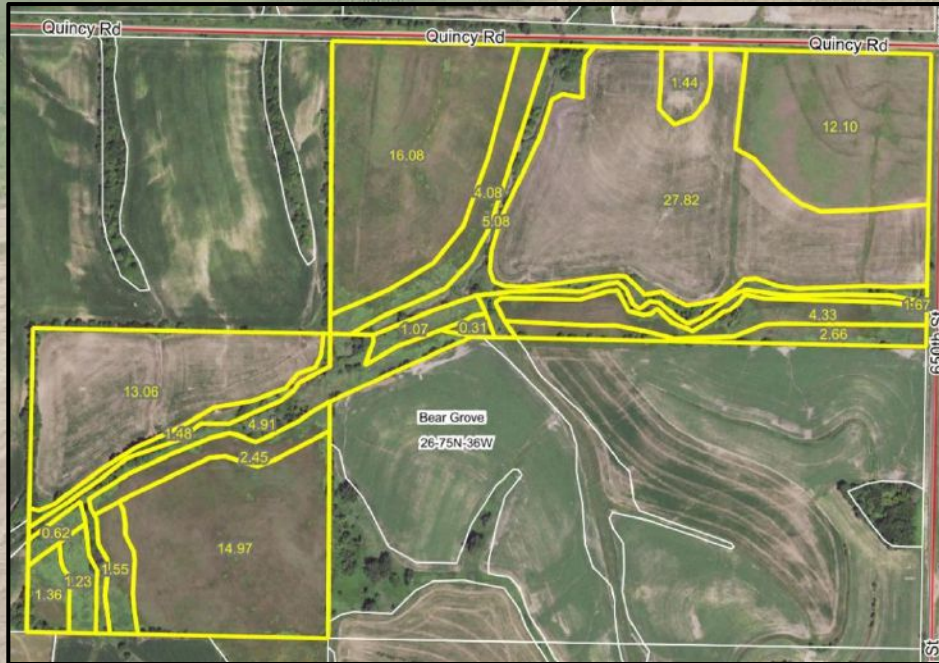
Listing Agent:
Tom Miller
712-621-1281

PPI, Inc. Office Location:
500 W. Temple St
Lenox, IA 50851
Dan Zech, Broker/Owner
Brennan Kester, Broker Assoc./Owner
Mark Pearson, Agent/owner



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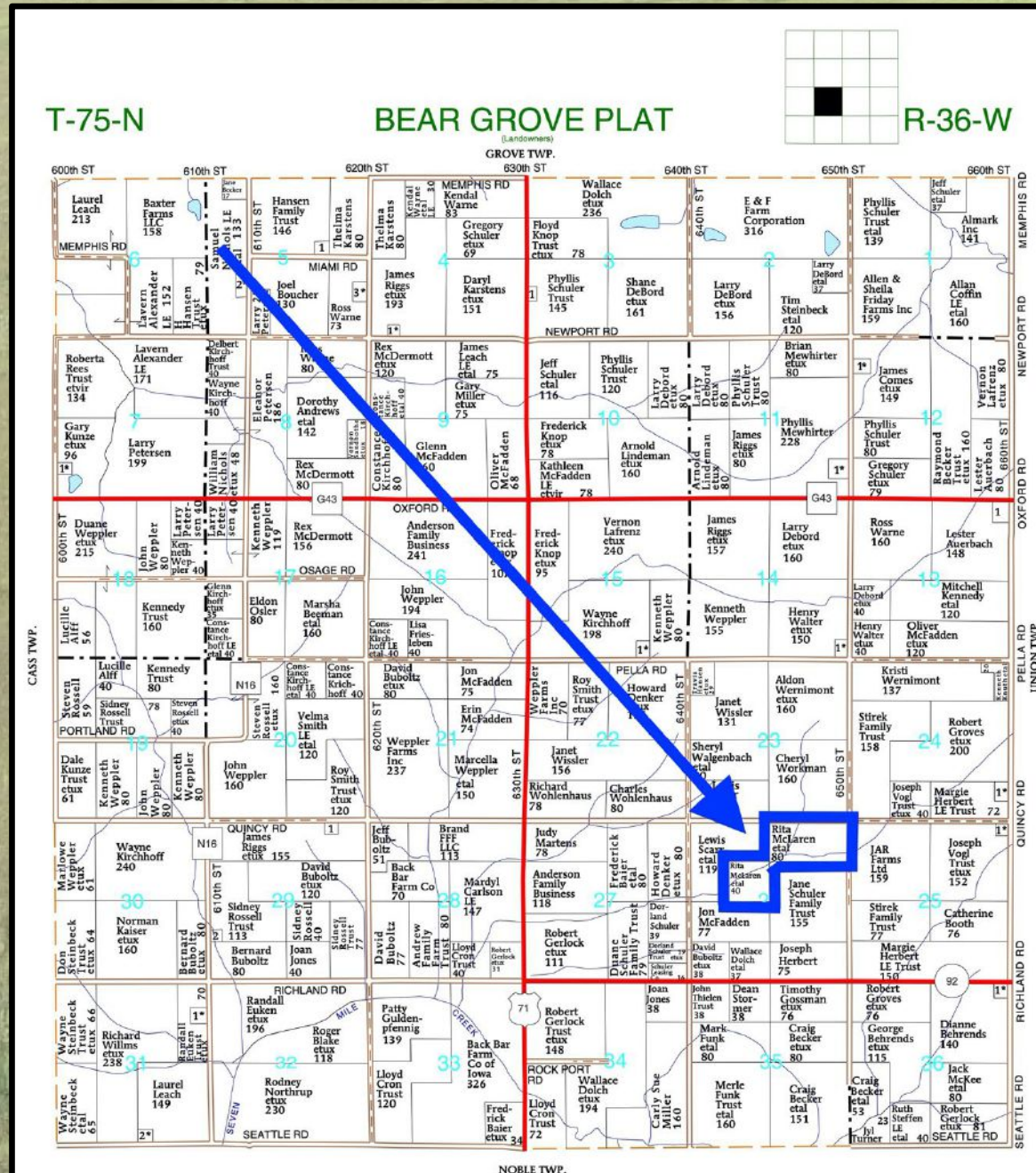
Soils Data

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	*1 Corn	*1 Alfalfa	*1 Soybeans	*1 Bluegrass	*1 Tall Grasses	CSR2**	CSR	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans
431B	Judson-Ackmore-Colo, overwash complex, 1 to 5 percent slopes	60.06	50.8%		Ile	208	4.4	60.3	3.7	6.2	81	73	85	84	61	76
Z82D3	Adair-Shelby complex, MLRA 107B, 9 to 14 percent slopes, severely eroded	22.24	18.8%		VIe	123.2	3.2	35.7	2.2	3.7	32	31	59	59	42	39
99D2	Exira silty clay loam, 9 to 14 percent slopes, eroded	13.44	11.4%		IIle	177.6	5	51.5	3.2	5.3	59	53	85	85	64	66
Z24F2	Shelby clay loam, deep loess, 18 to 25 percent slopes, eroded	8.68	7.3%		VIe	120	3.4	34.8	2.2	3.6	20	17	57	57	33	37
9C2	Marshall silty clay loam, 5 to 9 percent slopes, eroded	4.16	3.5%		IIle	211.2	5.9	61.2	3.8	6.3	87	77	91	91	67	71
Z8B	Judson silty clay loam, deep loess, 2 to 5 percent slopes	3.47	2.9%		Ile	230.4	6.5	66.8	4.1	6.9	92	83	95	95	71	81
Z24E2	Shelby clay loam, deep loess, 14 to 18 percent slopes, eroded	2.21	1.9%		IVe	144	4	41.8	2.6	4.3	38	29	71	71	51	51
9B	Marshall silty clay loam, 2 to 5 percent slopes	1.70	1.4%		IIle	232	6.5	67.3	4.2	7	95	85	89	89	74	77
Z93C2	Shelby-Adair complex, MLRA 107B, 5 to 9 percent slopes, moderately eroded	1.45	1.2%		IIle	169.6	4.4	49.2	3.1	5.1	58	60	67	67	52	50
Z24E3	Shelby clay loam, deep loess, 14 to 18 percent slopes, severely eroded	0.86	0.7%		VIe	132.8	3.7	38.5	2.4	4	32	26	62	62	45	41
Weighted Average						181	4.3	52.5	3.2	5.4	64.1	58	*n 78	*n 77.5	*n 56	*n 64



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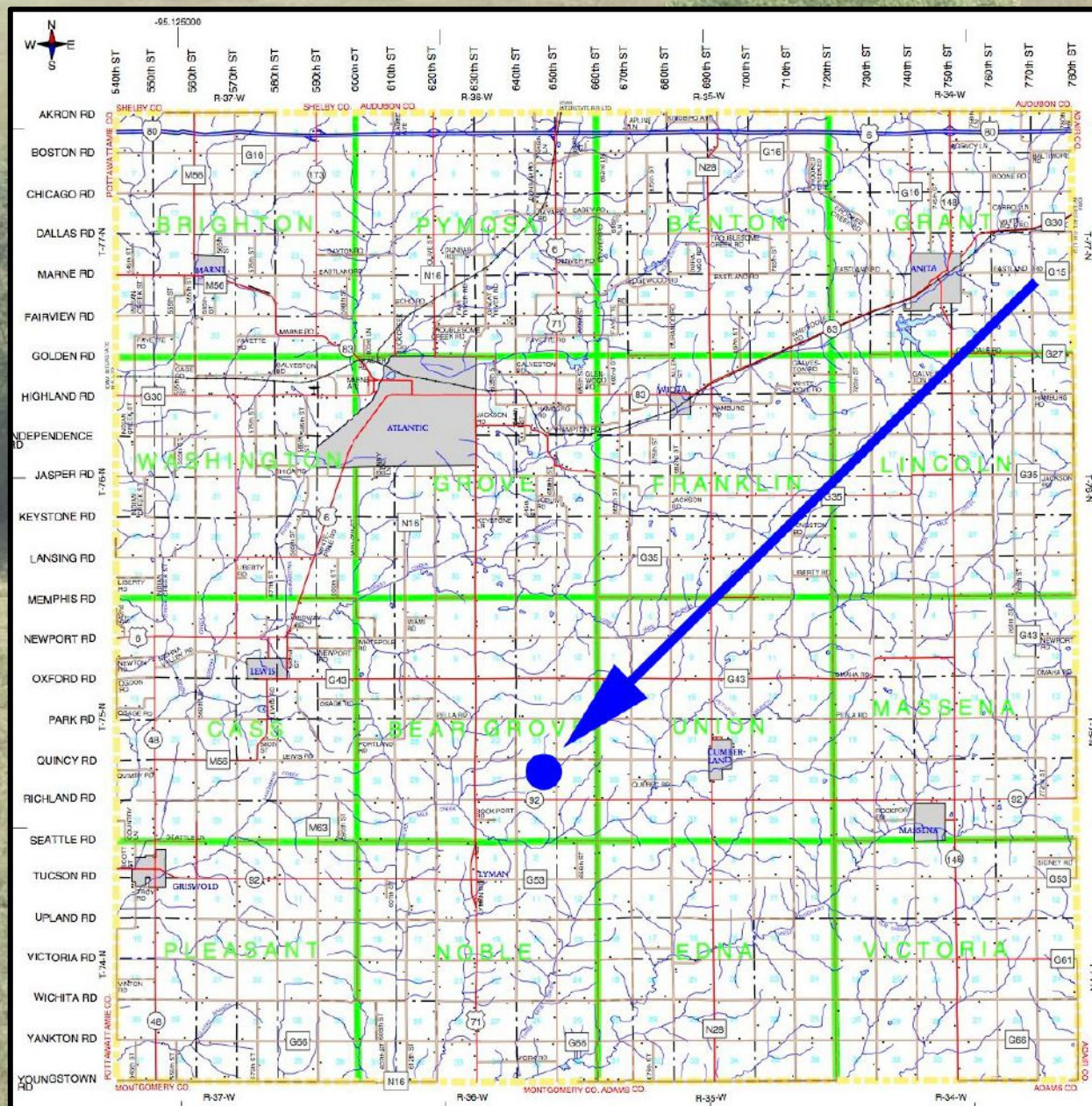
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