



For Sale: 235 Taxable Acres, ML, Union Co., IA



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Call 641-333-2705 or visit southwestiowaland.com



JW 235 Farm – Union Co., IA 235 Taxable Acres, ML

Asking Price: \$1,050,000.00

Town: Arispe

County: Union

State: IA

Taxes: \$4,646/year – Union Co. Treasurer

Terms: Cash, payable at closing

Land Use: FSA shows 232.45 acres of total farmland of which there are 43.15 acres of effective cropland and 150.61 acres enrolled in the Conservation Reserve Program (CRP) Ringgold Co FSA

Possession: Upon closing

CRP Acres: 150.61 – Ringgold Co. FSA

CRP Description: 4.41 acres @ \$300.00 per acre annual payment of \$1,323.00 expiring 2027; 42.73 acres @ \$238.12 per acre annual payment of \$10,175 expiring 2021; 103.47 acres @ \$181.86 annual payment of \$18,817 expiring 2022 – Ringgold Co. FSA

FSA Description: Corn Base Acres 35.37 CRP RED AC 10.71, PLC YLD 91; SOYBEANS BASE ACRES 0.00, CRP RED AC 15.31, PLC YLD 0; TOTAL BASE ACRES 35.37, TOTAL CRP RED AC 26.02 - Ringgold County FSA

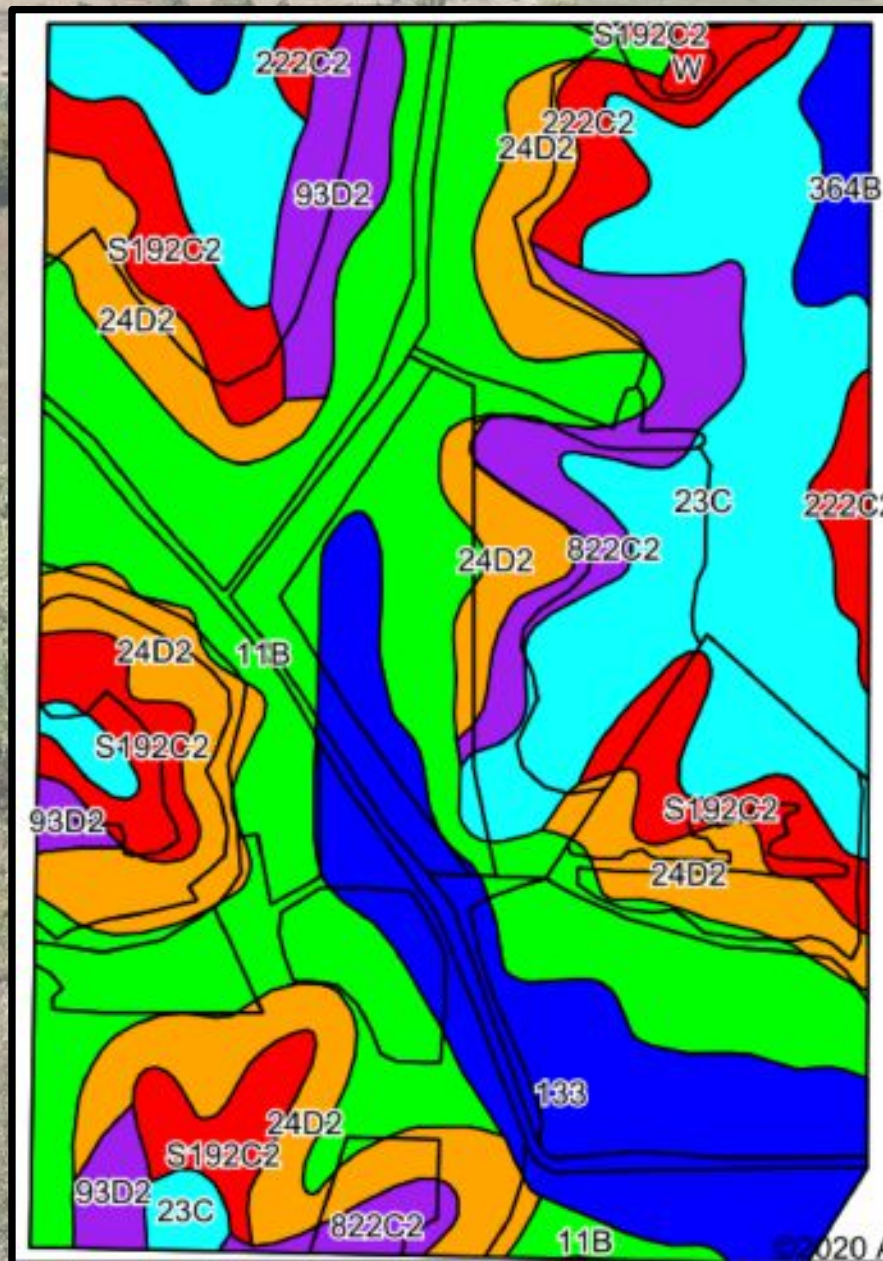
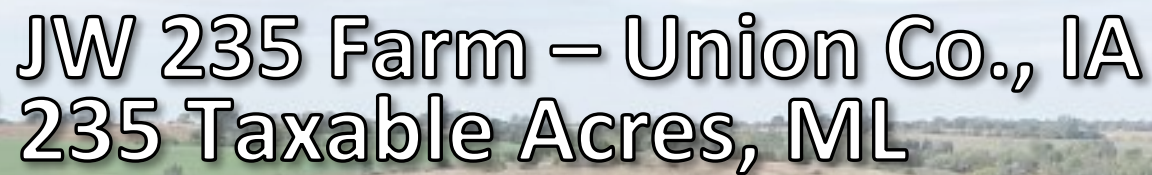
CSR Description: CSR1 – 55.4; CSR2 – 62.8 (Surety Maps)

Comments: Presenting the JW 235 Farm, talk about the ultimate recreational farm with income. This farm, close to Creston has beautiful bird cover, and the owner even has pictures of a large buck that calls this farm home. This soils on this farm are above average and the tile has been installed. Yes, the farm is in CRP and hay and pasture, but the farm would make a good producer of row crops when the CRP contract expires. This farm is loaded with pheasants because of the outstanding cover. The farm also has beautiful structures for fishing, boating, and maybe a little goose and duck hunting. Start your memories here with your family today. Contact Tom Miller at 712-621-1281 to view this property or to learn more.



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



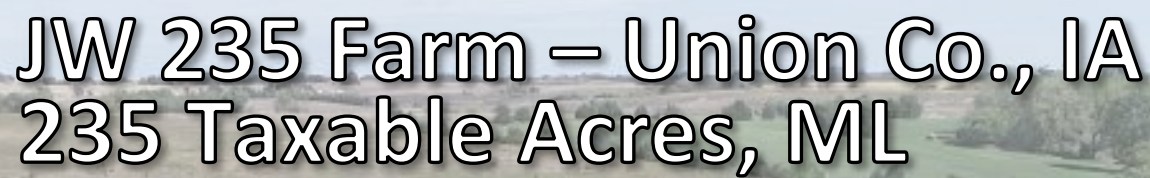


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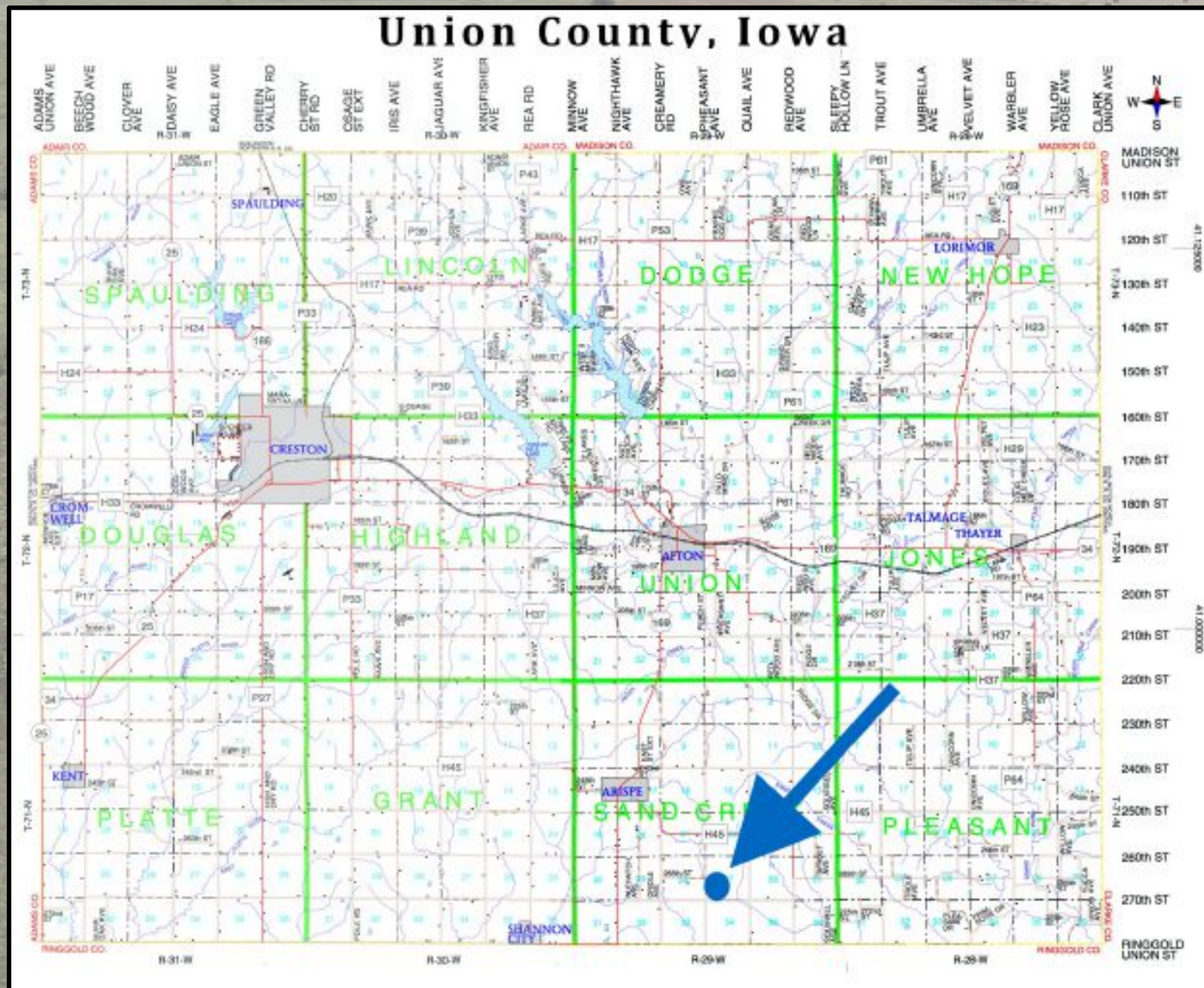
Soils Data

Area Symbol: IA175, Soil Area Version: 23																
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	% Corn	% Alfalfa	% Soybeans	% Bluegrass	% Tall Grasses	CSR2**	CSR	%n NCCPI Overall	%n NCCPI Corn	%n NCCPI Small Grains	%n NCCPI Soybeans
11B	Colo-Ely silty clay loams, 2 to 5 percent slopes	68.11	29.4%		IIIe	204.8	4.3	59.4	3.7	6.1	82	68	88	83	51	84
23C	Arispe silty clay loam, 5 to 9 percent slopes	44.51	19.2%		IIIe	80	2.1	23.2	1.4	2.4	66	55	80	80	74	72
24D2	Shelby clay loam, 9 to 14 percent slopes, moderately eroded	38.48	16.6%		IIIe	168	4.7	48.7	3	5	46	48	75	75	57	55
133	Colo silty clay loam, deep loess, 0 to 2 percent slopes, occasionally flooded	27.73	12.0%		IIW	204.8	4.3	59.4	3.7	6.1	78	80	81	75	34	80
S192C2	Adair clay loam, heavy sil, 5 to 9 percent slopes, moderately eroded	19.67	8.5%		IIIe	0	0	0	0	0	29		68	68	57	47
822C2	Lamoni silty clay loam, 5 to 9 percent slopes, eroded	11.36	4.9%		IIIe	129.6	3.4	37.6	2.3	3.9	32	30	63	63	59	46
93D2	Adair-Shelby clay loams, 9 to 14 percent slopes, moderately eroded	9.15	3.9%		IVe	139.2	3.6	40.4	2.5	4.2	32	25	76	76	58	54
222C2	Clarinda silty clay loam, 5 to 9 percent slopes, moderately eroded	7.58	3.3%		IVW	140.8	3	40.8	2.5	4.2	28	25	55	55	48	43
364B	Grundy silty clay loam, 2 to 5 percent slopes	4.75	2.0%		IIIe	80	2.1	23.2	1.4	2.4	72	75	80	80	68	68
W	Water	0.47	0.2%			0	0	0	0	0	0	0				
Weighted Average						146	3.4	42.3	2.6	4.4	61.4	%	%n 78.7	%n 76.5	%n 55.6	%n 68.4





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