



**For Sale: 108.8 Taxable Acres, ML,
Adams Co., Iowa—near Lake Icaria**



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Call 641-333-2705 or visit southwestiowaland.com



VSADD Farm – Adams Co., IA 108.8 Taxable Acres, ML

Asking Price: \$625,000.00

Town: Corning

County: Adams

State: IA

Taxes: \$2,492 (Adams Co. Treasurer)

Terms: Cash, payable at closing

Land Use: 112.13 farmland acres, 100.94 cropland acres, 100.94 effective cropland acres

Possession: At Closing

FSA Description: FSA shows 112.13 farmland acres, with 100.94 cropland acres and 100.94 acres effective cropland.

Crop CORN- Base Acres 43.56, PLC Yld 161; Crop SOYBEANS- Base Acres 42.44, PLC Yld 42; Total Base Acres 86.0 (Adams County FSA)

CSR Description: CSR2- 61.6 (Surety Maps)

Comments: Preferred Properties of Iowa, Inc. is proud to present the VSADD Farm, a fantastic row crop farm with an excellent location! This farm is located just off of US Highway 148 near Corning, Iowa, and very near to the Lake Icaria Park and Recreation Area. This farm features some very productive soils and has some nice conservation work! Give Mark a call, 641-344-2555, on this quality investment.

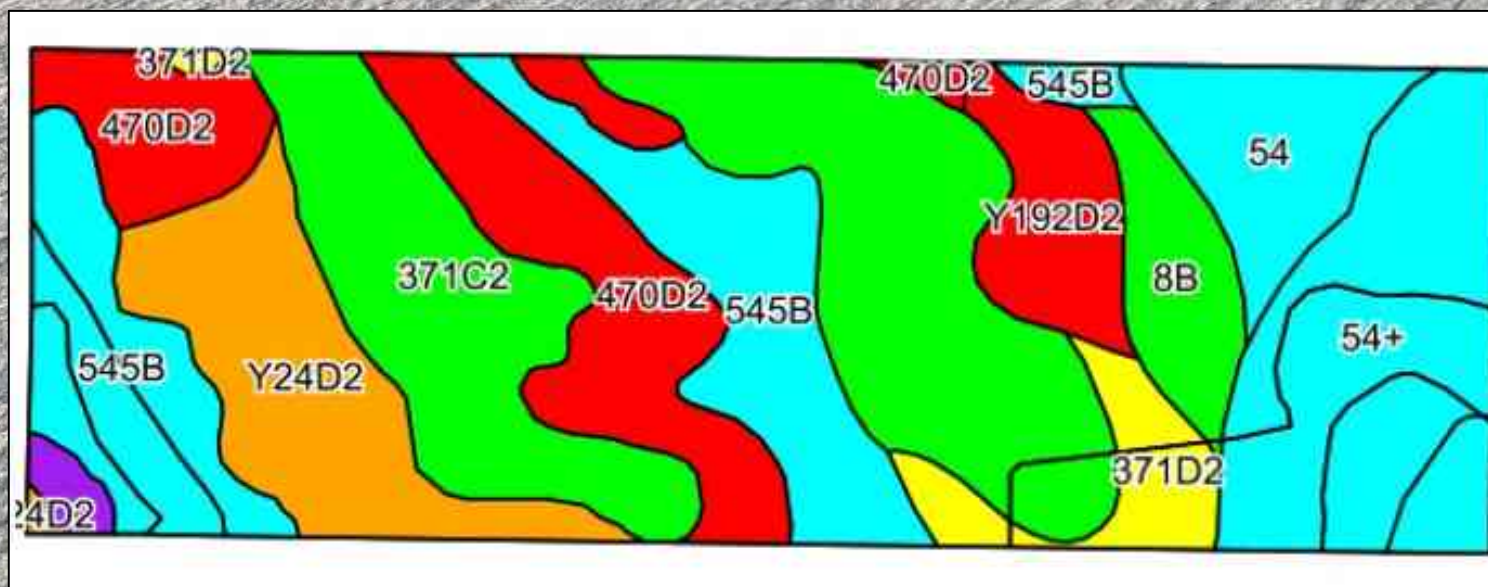
Listing Agent:
Mark Pearson
641-344-2555

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



VSADD Farm – Adams Co., IA

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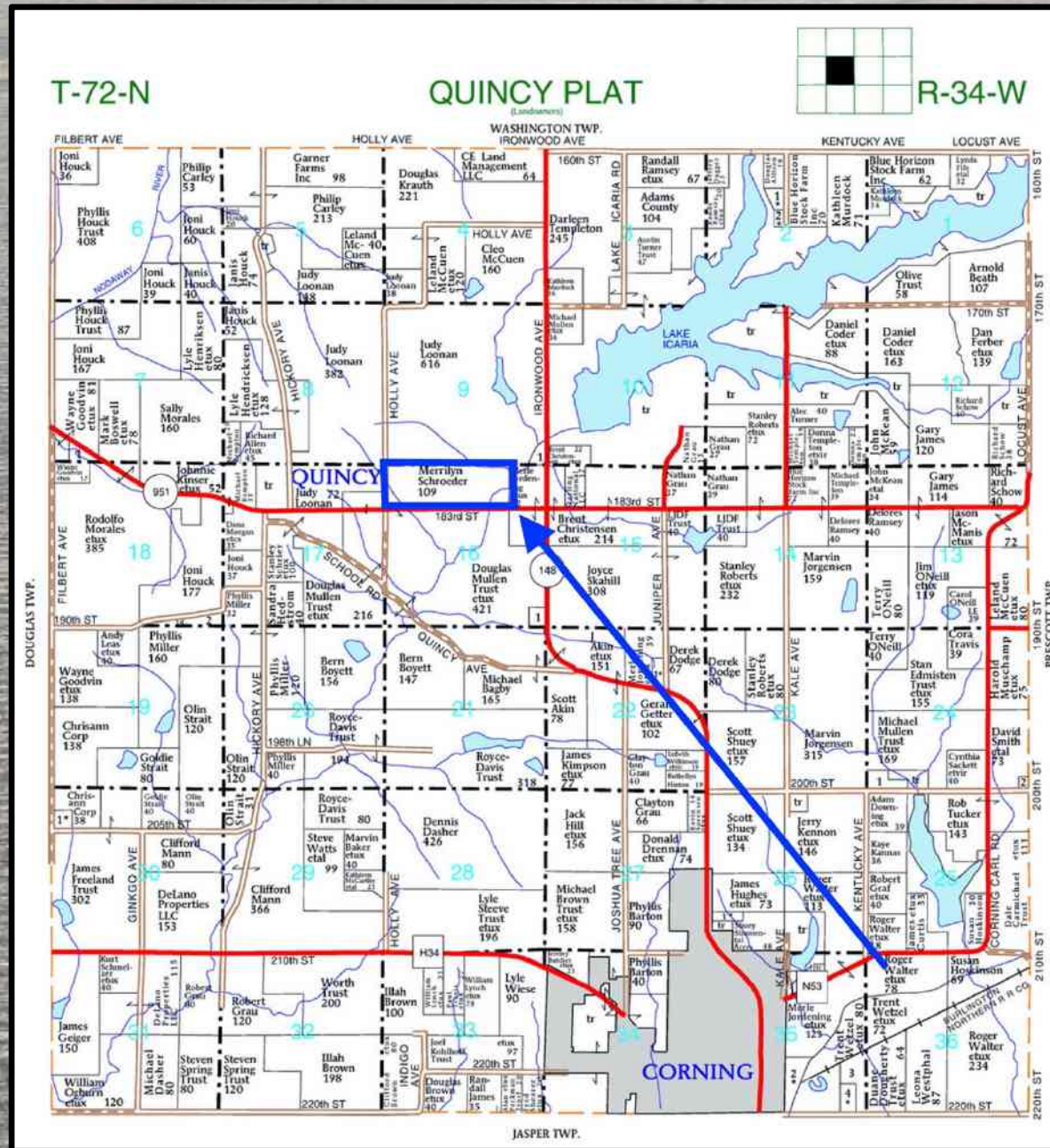
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Soils Data

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	*I Corn	*I Alfalfa	*I Soybeans	*I Bluegrass	*I Tall Grasses	CSR2**	CSR	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans
371C2	Sharpsburg-Nira silty clay loams, 5 to 9 percent slopes, eroded	29.95	26.7%		IIIe	168	4.7	48.7	3	5	83	64	81	81	68	67
545B	Zook-Ely-Gullied land complex, 2 to 5 percent slopes	18.70	16.7%		IIe	177.6	3.7	51.5	3.2	5.3	64	52	9	8	8	8
470D2	Lamoni-Shelby complex, 9 to 14 percent slopes, moderately eroded	15.97	14.2%		IVe	134.4	3.5	39	2.4	4	26	25	65	65	52	48
54+	Zook silt loam, 0 to 2 percent slopes, occasionally flooded, overwash	14.13	12.6%		IIw	190.4	4	55.2	3.4	5.7	69	75	66	63	32	66
Y24D2	Shelby clay loam, dissected till plain, 9 to 14 percent slopes, eroded	11.28	10.1%		IIIe	0	0	0	0	0	49		75	75	57	55
54	Zook silty clay loam, 0 to 2 percent slopes, occasionally flooded	7.68	6.8%		IIw	190.4	4	55.2	3.4	5.7	67	70	63	58	30	63
Y192D2	Adair clay loam, dissected till plain, 9 to 14 percent slopes, eroded	4.85	4.3%		IVe	0	0	0	0	0	16		66	66	55	47
8B	Judson silty clay loam, dissected till plain, 2 to 5 percent slopes	4.52	4.0%		IIe	230.4	6.5	66.8	4.1	6.9	93	82	93	93	77	80
371D2	Sharpsburg-Nira silty clay loams, 9 to 14 percent slopes, eroded	4.15	3.7%		IIIe	176	4.9	51	3.2	5.3	57	54	78	78	63	63
Y24E2	Shelby clay loam, dissected till plain, 14 to 18 percent slopes, eroded	0.90	0.8%		IVe	0	0	0	0	0	35		69	69	50	49
Weighted Average						146.5	3.6	42.5	2.6	4.4	61.6	~	*n 62.6	*n 61.7	*n 46.9	*n 52.2

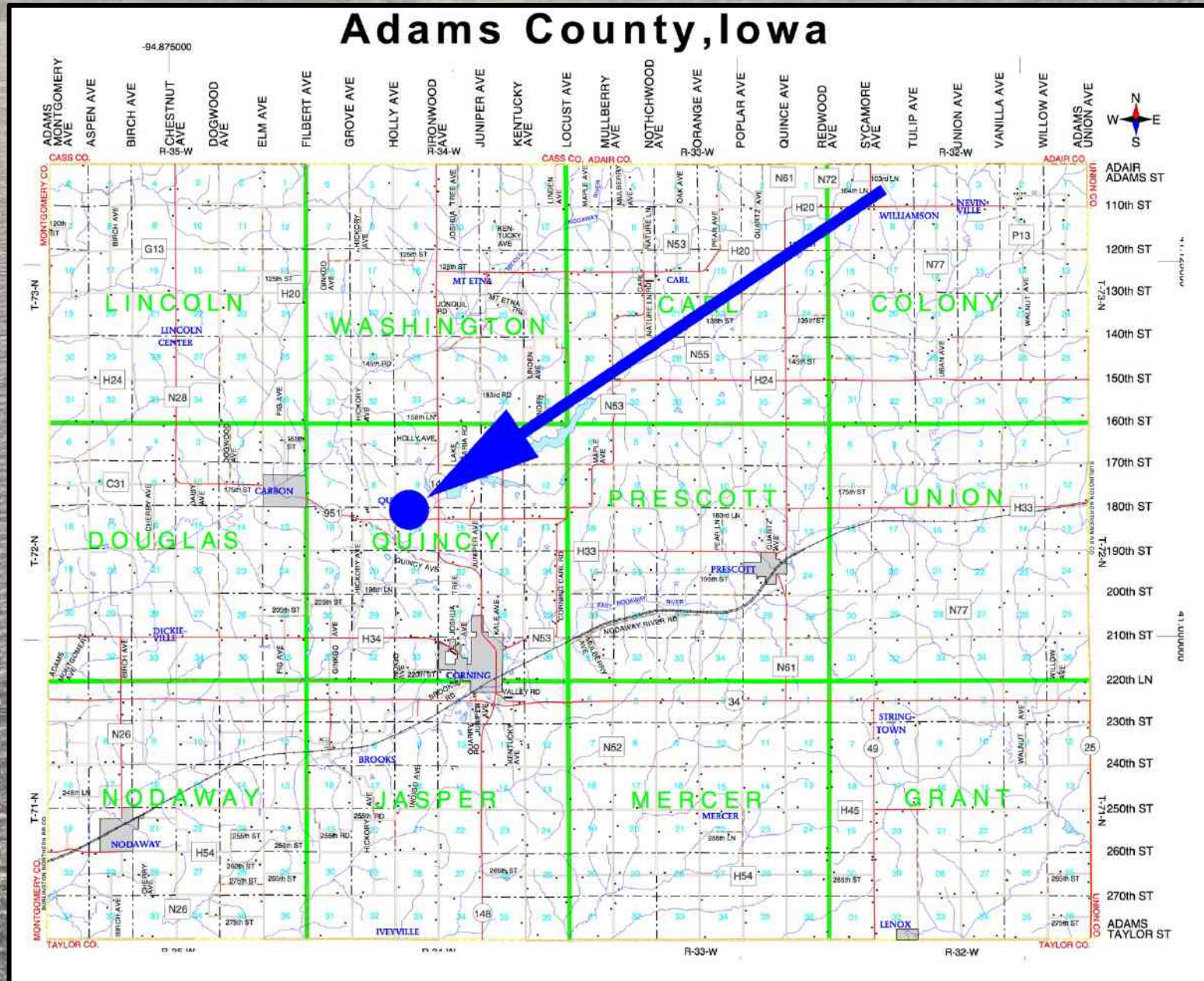


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