



For Sale: Est. 76 Acres, ML, w/ Survey Adams Co., near Prescott, Iowa



The information contained in this prospectus was gathered from sources believed to be reliable. We do not guarantee this information and urge the prospective buyer to do further investigation on their own. PPI, Inc. is representing the Seller.

Call 641-333-2705 or visit southwestiowaland.com



Hutchings Farm – Adams Co., IA

Est. 76 Acres, ML, Subject to Survey

Asking Price: \$375,000.00

Town: Prescott

County: Adams

State: IA

Taxes: \$3,136 per year - to be recalculated following survey (Treasurer)

Terms: Cash, payable at closing

Land Use: 78.95 farmland acres, 66.68 cropland acres of which 63.08 acres are enrolled in the Conservation Reserve Program (CRP), remainder in timber (FSA)

CRP Description: 63.08 acres enrolled at \$276.40 per acre for an annual payment of \$17,435, with an expiration date of 9/2027 (FSA)

Possession: At Closing

FSA Description: Corn Base Acres 2.92, 109 PLC Yield; Oat Base Acres 0.68, 42 PLC Yield (FSA)

CSR Description: CSR2- 53.6 (Surety Maps)

Comments: Brand new listing! Please check back soon for updated comments! Give Mark a call, 641-344-2555, on this quality investment.

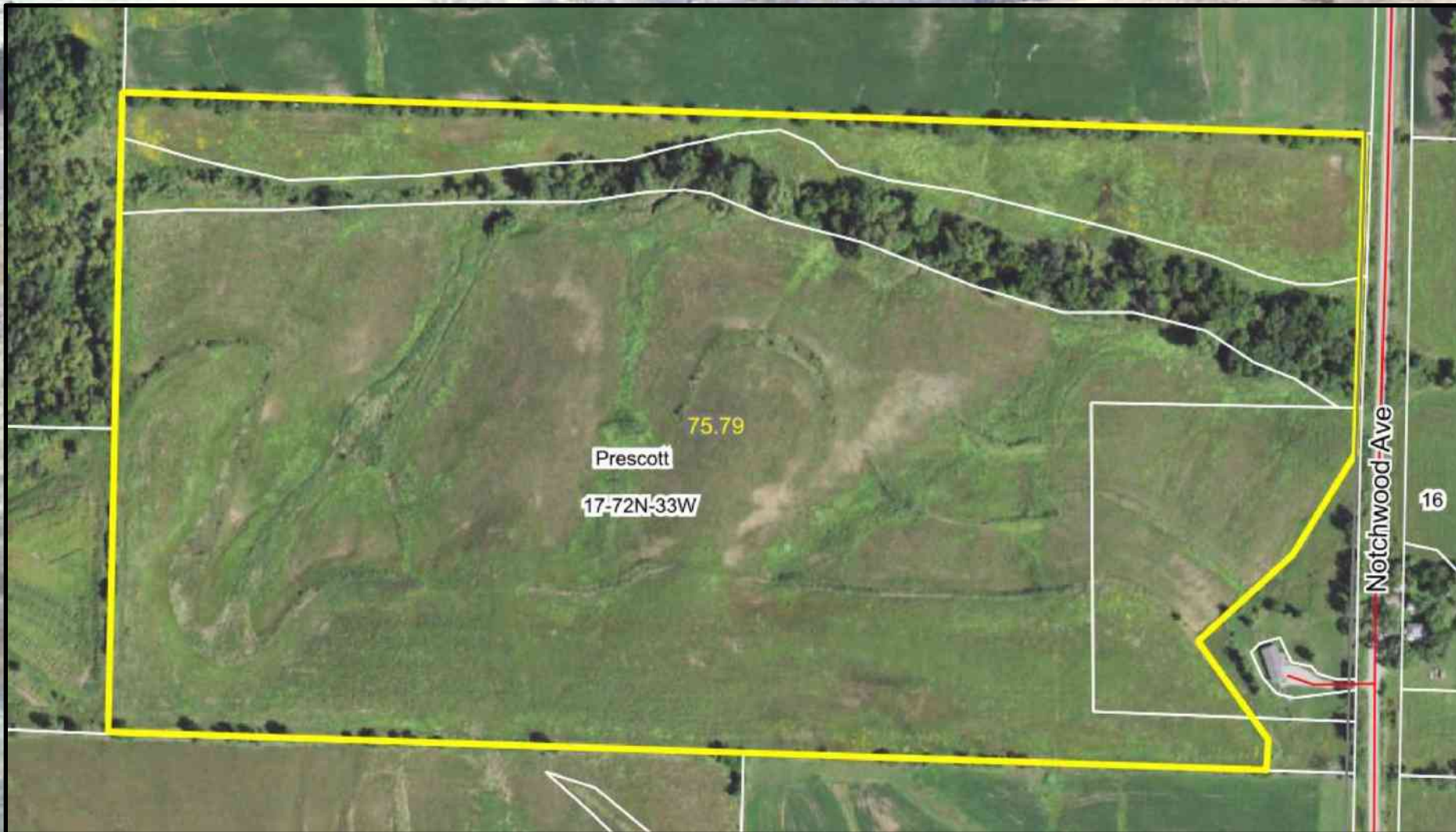
Listing Agent:
Mark Pearson
641-344-2555

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



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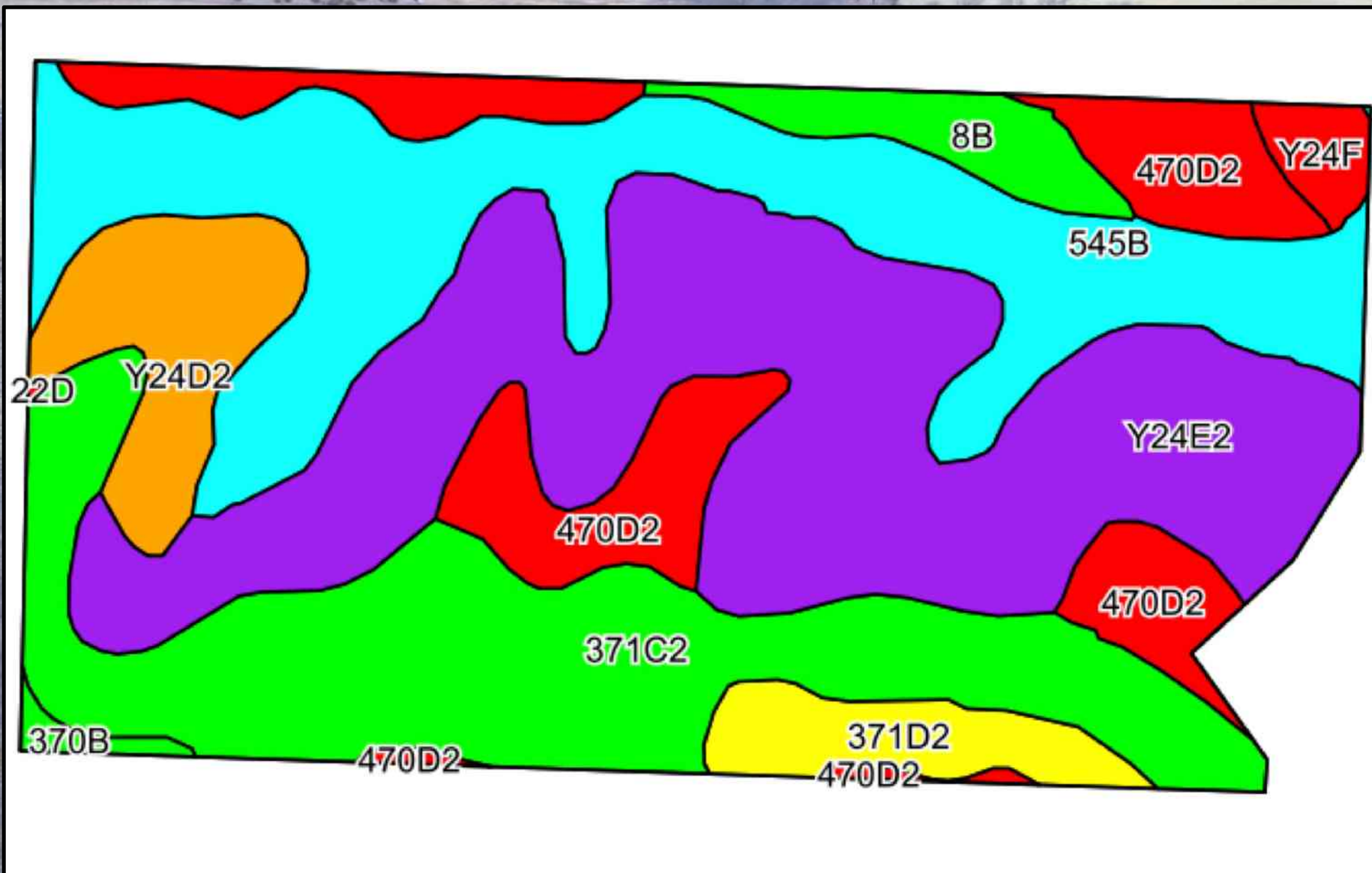
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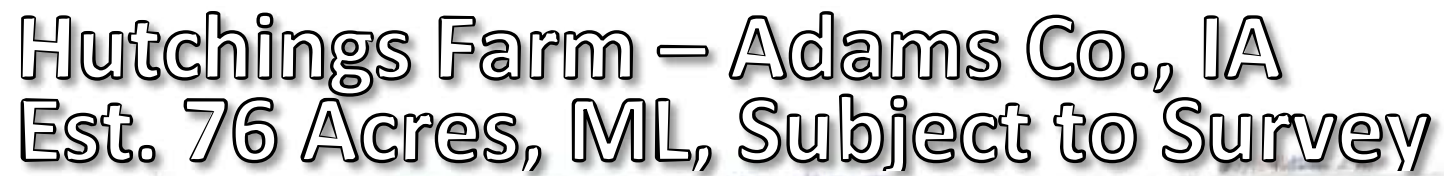




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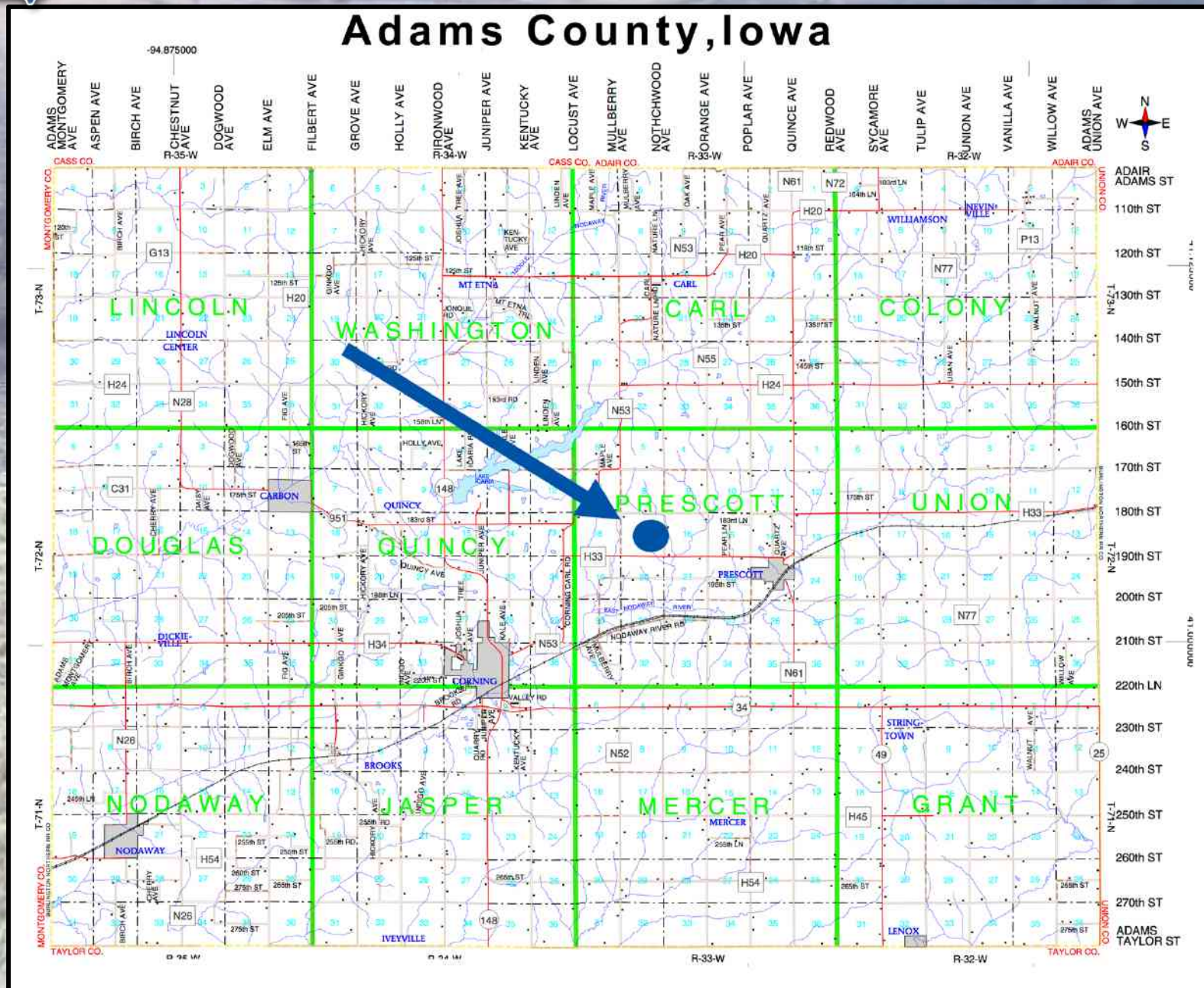
| Code | Soil Description | Acres | Percent of field | CSR2 Legend | Non-Irr Class *c | *i Corn | *i Alfalfa | *i Soybeans | *i Bluegrass | *i Tall Grasses | CSR2** | CSR | *n NCCPI Overall | *n NCCPI Corn | *n NCCPI Small Grains | *n NCCPI Soybeans |
|-------------------------|---|-------|------------------|-------------|------------------|--------------|------------|-------------|--------------|-----------------|-------------|-----------|------------------|----------------|-----------------------|-------------------|
| Y24E2 | Shelby clay loam, dissected till plain, 14 to 18 percent slopes, eroded | 23.86 | 31.5% | | IVe | 0 | 0 | 0 | 0 | 0 | 35 | | 69 | 69 | 50 | 49 |
| 545B | Zook-Ely-Gullied land complex, 2 to 5 percent slopes | 16.85 | 22.2% | | Ile | 177.6 | 3.7 | 51.5 | 3.2 | 5.3 | 64 | 52 | 9 | 8 | 8 | 8 |
| 371C2 | Sharpsburg-Nira silty clay loams, 5 to 9 percent slopes, eroded | 15.71 | 20.7% | | IIle | 168 | 4.7 | 48.7 | 3 | 5 | 83 | 64 | 81 | 81 | 68 | 67 |
| 470D2 | Lamoni-Shelby complex, 9 to 14 percent slopes, moderately eroded | 9.25 | 12.2% | | IVe | 134.4 | 3.5 | 39 | 2.4 | 4 | 26 | 25 | 65 | 65 | 52 | 48 |
| Y24D2 | Shelby clay loam, dissected till plain, 9 to 14 percent slopes, eroded | 4.19 | 5.5% | | IIle | 0 | 0 | 0 | 0 | 0 | 49 | | 75 | 75 | 57 | 55 |
| 371D2 | Sharpsburg-Nira silty clay loams, 9 to 14 percent slopes, eroded | 2.55 | 3.4% | | IIle | 176 | 4.9 | 51 | 3.2 | 5.3 | 57 | 54 | 78 | 78 | 63 | 63 |
| 8B | Judson silty clay loam, dissected till plain, 2 to 5 percent slopes | 2.15 | 2.8% | | Ile | 230.4 | 6.5 | 66.8 | 4.1 | 6.9 | 93 | 82 | 93 | 93 | 77 | 80 |
| Y24F | Shelby loam, dissected till plain, 18 to 25 percent slopes | 0.87 | 1.1% | | Vle | 0 | 0 | 0 | 0 | 0 | 27 | | 64 | 64 | 37 | 44 |
| 370B | Sharpsburg silty clay loam, 2 to 5 percent slopes | 0.36 | 0.5% | | Ile | 225.6 | 6.3 | 65.4 | 4.1 | 6.8 | 91 | 87 | 93 | 93 | 78 | 80 |
| Weighted Average | | | | | | 104.2 | 2.6 | 30.2 | 1.9 | 3.1 | 53.6 | *- | *n 59 | *n 58.8 | *n 46.2 | *n 45.3 |





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