



**For Sale: 61.54 Taxable Acres, ML
Decatur Co., IA – Near Van Wert**

Call 641-333-2705 or visit southwestiowaland.com

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.





Buckingham Farm – Decatur Co. 61.54 Taxable Acres, ML

Asking Price: \$310,000.00

Town: Weldon

State: IA

Taxes: \$844 (Decatur County Treasurer)

Terms: Cash, Payable at Closing

Land Use: 61.91 acres of farmland, with 53.57 effective cropland acres. (Decatur County FSA)

Income: Contact PPI

Possession: Upon Closing

CRP Description: There is currently no CRP contract on this farm.

FSA Data: No base acres (Decatur County FSA)

CSR Description: CSR2- 33.5 (Surety Maps)

Comments: Take a look at this highly tillable farm in an excellent location! This property is a nice laying fam with an abundance of improvements in the form of tile and terracing, making this a good addition to your investment portfolio. The seller prefers to leaseback and would sign a multi-year lease in the right situation. Don't miss out on this opportunity! Contact Mark Pearson at 641-333-2555.

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

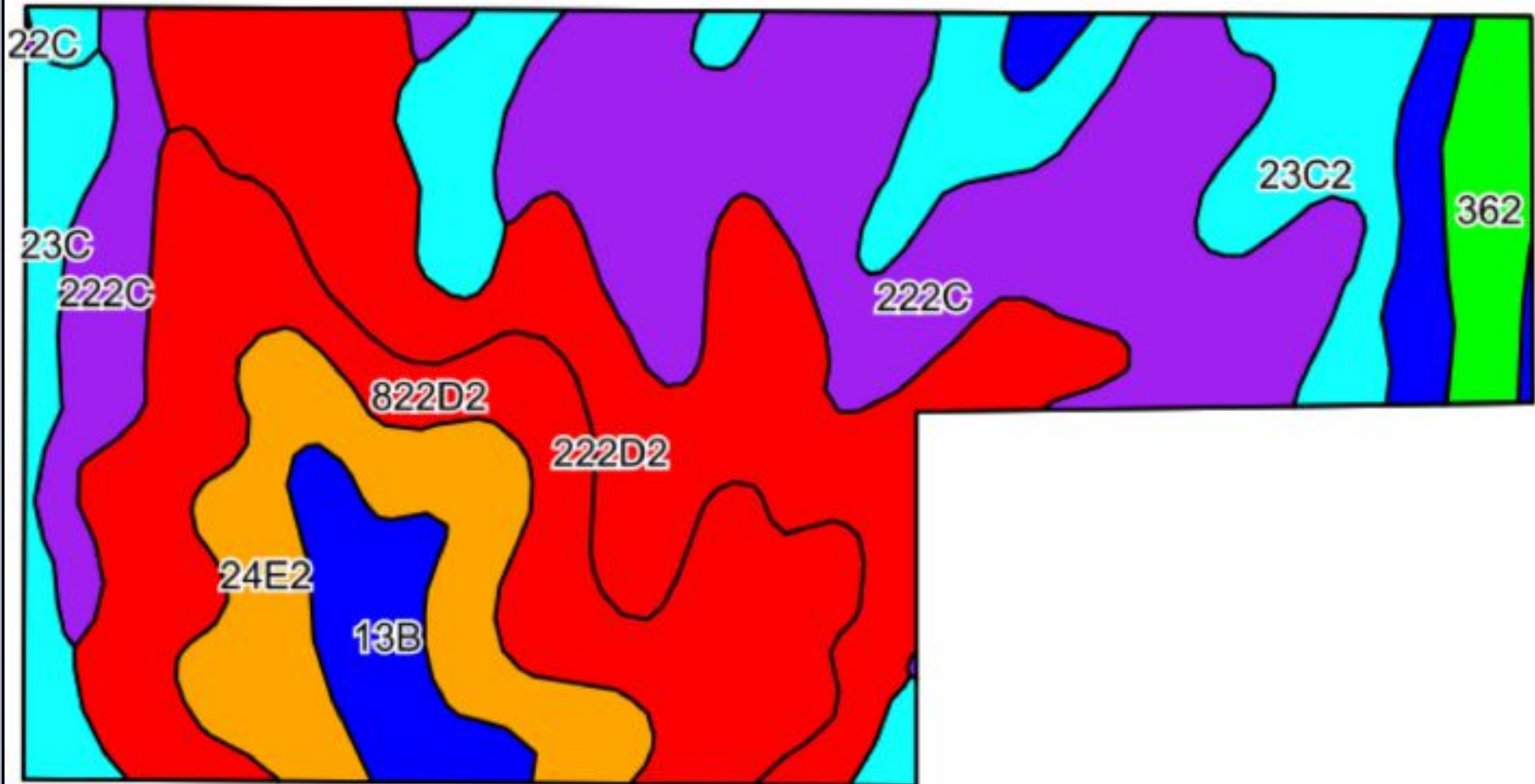


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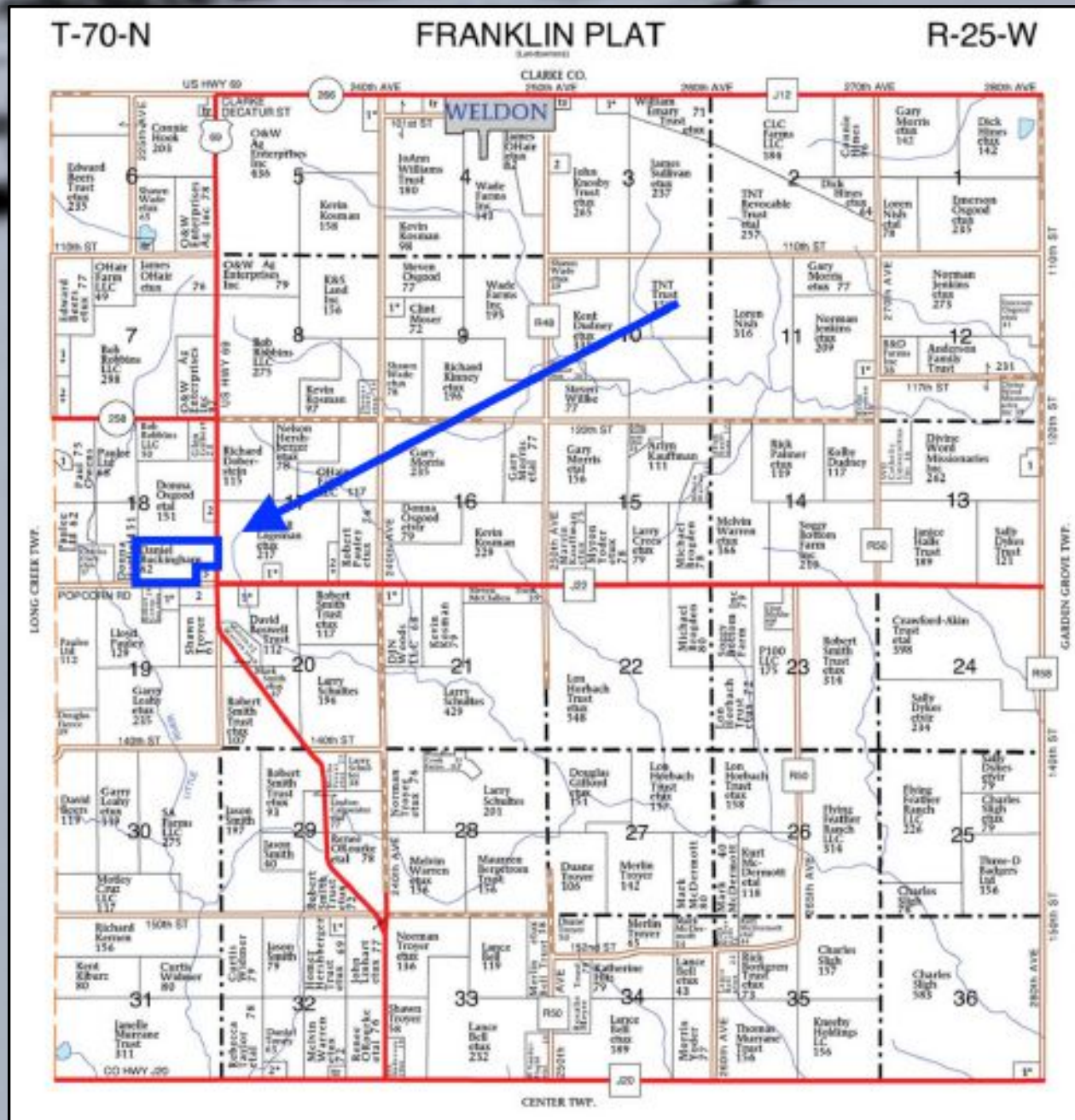
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Soils Data

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
222C	Clarinda silty clay loam, 5 to 9 percent slopes	16.65	26.5%		IVw	145.6	3.1	42.2	2.6	4.4	31	30
222D2	Clarinda silty clay loam, 9 to 14 percent slopes, moderately eroded	12.19	19.4%		IVe	112	2.4	32.5	2	3.4	8	10
822D2	Lamoni clay loam, 9 to 14 percent slopes, moderately eroded	11.42	18.2%		IVe	100.8	2.6	29.2	1.8	3	11	15
23C2	Arispe silty clay loam, 5 to 9 percent slopes, moderately eroded	7.62	12.1%		IIle	80	2.1	23.2	1.4	2.4	62	50
24E2	Shelby clay loam, 14 to 18 percent slopes, moderately eroded	6.13	9.8%		IVe	144	4	41.8	2.6	4.3	40	38
13B	Olmitz-Zook-Vesser complex, 0 to 5 percent slopes	2.63	4.2%		IIw	200	4.2	58	3.6	6	76	55
23C	Arispe silty clay loam, 5 to 9 percent slopes	2.31	3.7%		IIle	80	2.1	23.2	1.4	2.4	66	55
362	Haig silty clay loam, 0 to 2 percent slopes	2.01	3.2%		IIw	80	1.7	23.2	1.4	2.4	83	70
364B	Grundy silty clay loam, 2 to 5 percent slopes	1.77	2.8%		IIe	80	2.1	23.2	1.4	2.4	72	75
Weighted Average						118.7	2.8	34.4	2.1	3.6	33.5	31.1

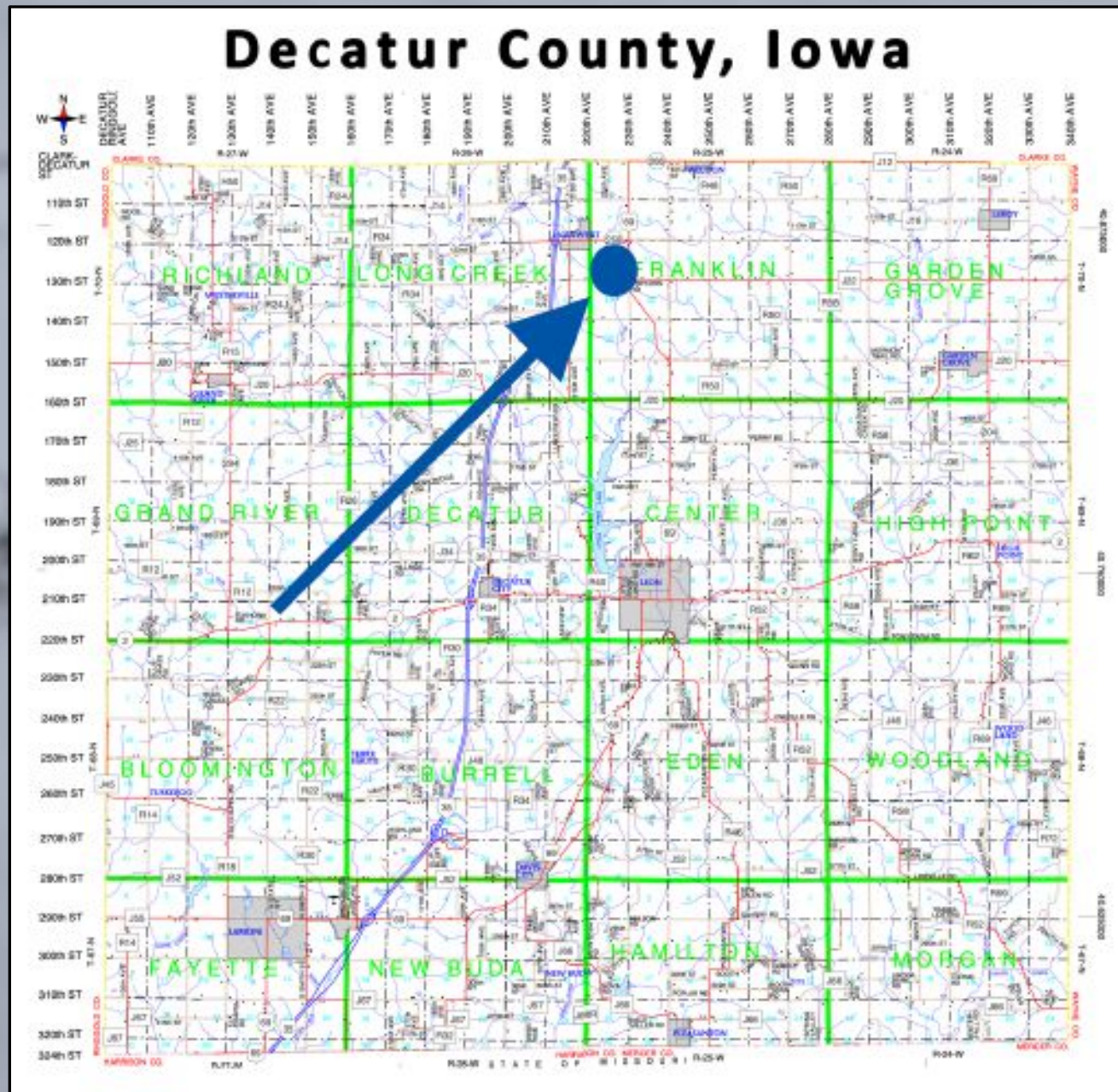


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