



For Sale: 76.88 Taxable Acres, ML, Adams Co., Corning, Iowa



Call 641-333-2705 or visit southwestiowaland.com

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Wetzel Farm – Adams Co., IA

76.88 Taxable Acres, ML

Asking Price: ~~\$376,000.00~~ \$359,000.00

Town: Corning

County: Adams

State: IA

Taxes: \$1,282 (Adams Co. Treasurer)

Terms: Cash, payable at closing

Land Use: 77.63 farmland acres (FSA)

Possession: At Closing, may be subject to a farm lease agreement

FSA Description: Pastureland, No Data

CSR Description: CSR2- 48.6 (Surety Maps)

Comments: Exciting listing with established income! The Wetzel farm will not disappoint with several owner improvements. New fencing can be seen on the north and west side of property. The newly planted male cottonwood, red oak, and autumn blaze willow trees add a touch of conservation to this property. Contact Tom Miller at 712-621-1281 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



Wetzel Farm – Adams Co., IA

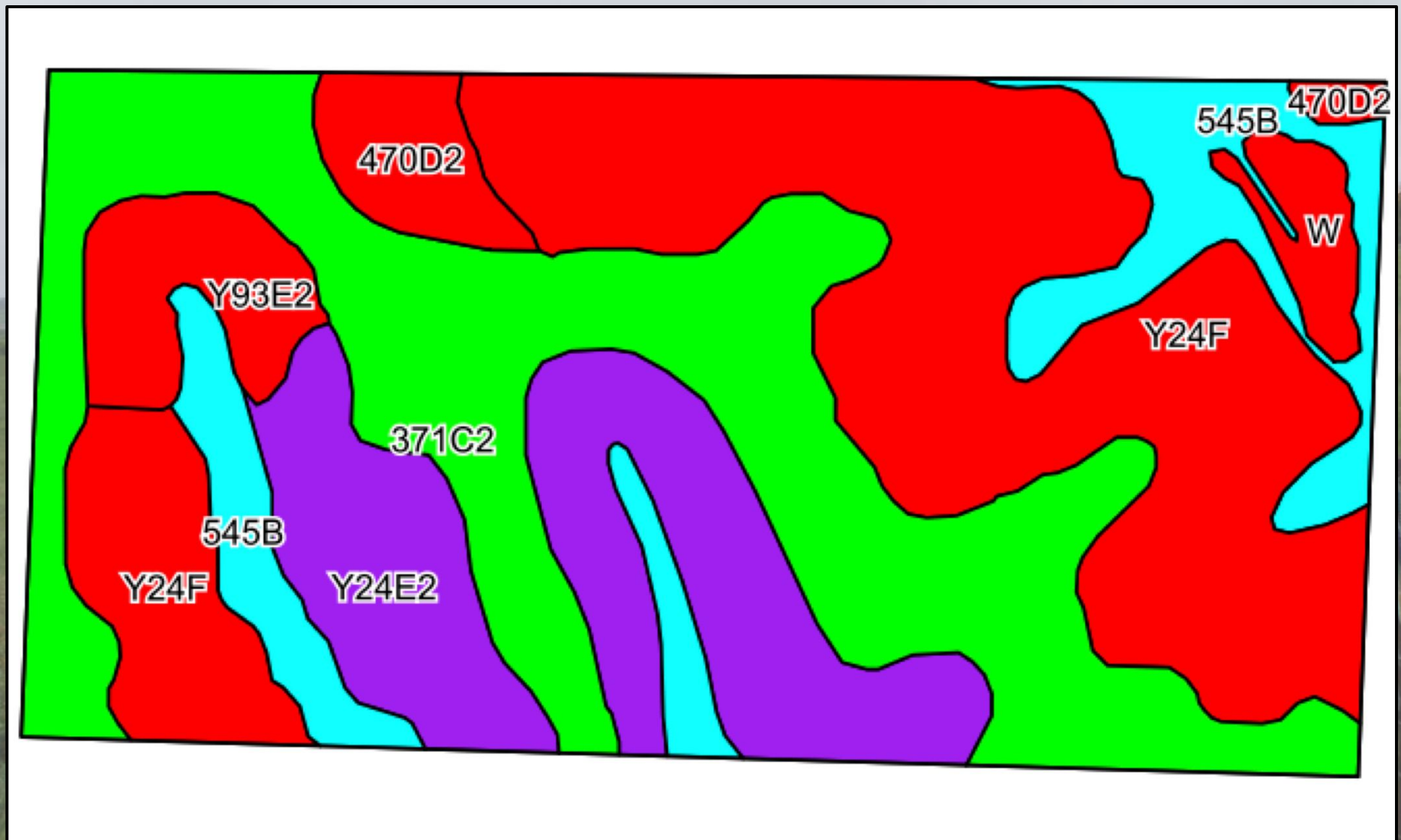
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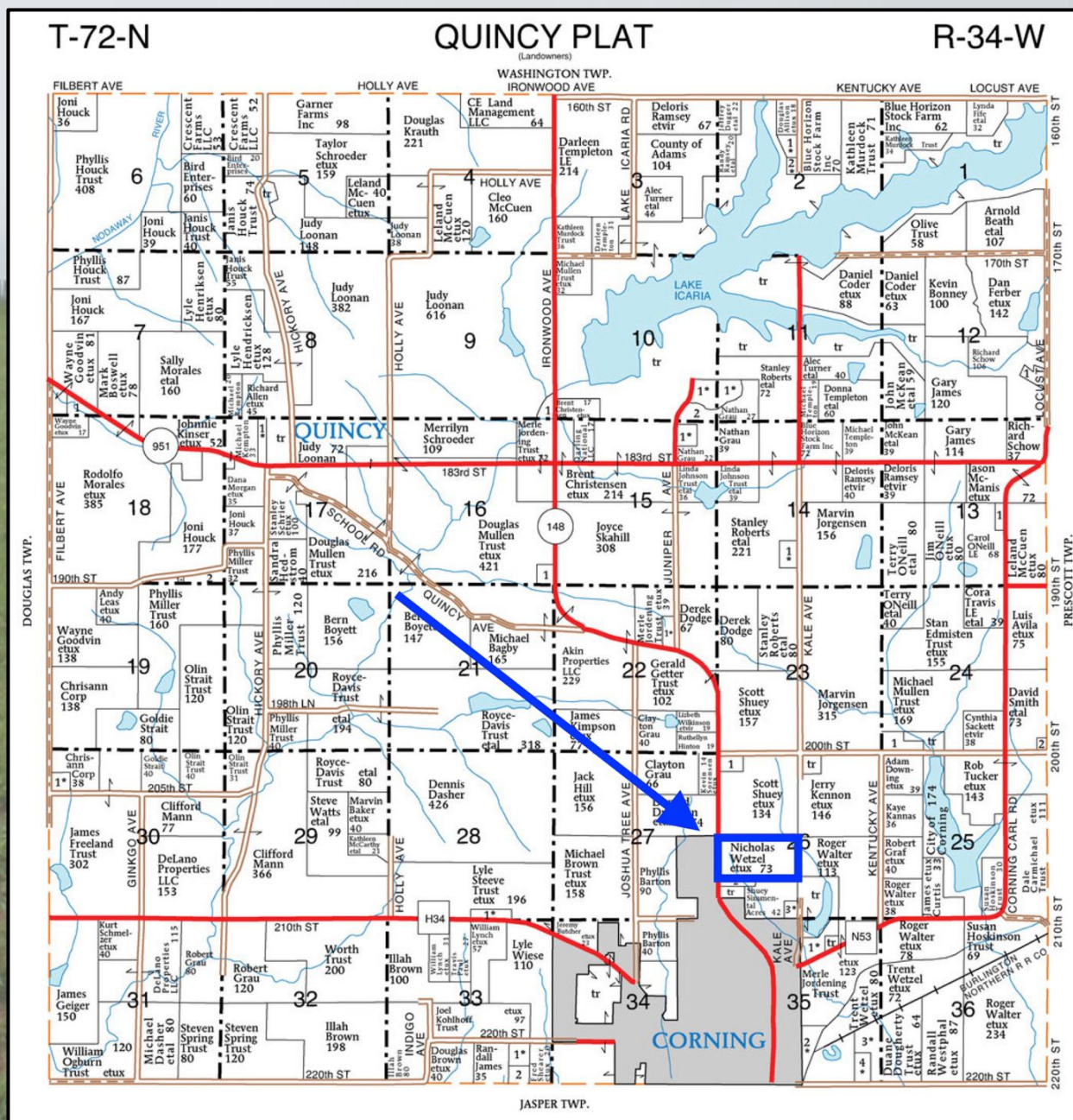
Soils Data

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
Y24F	Shelby loam, dissected till plain, 18 to 25 percent slopes	26.07	33.5%		Vle	0	0	0	0	0	27	
371C2	Sharpsburg-Nira silty clay loams, 5 to 9 percent slopes, eroded	23.55	30.3%		Ille	168	4.7	48.7	3	5	83	64
Y24E2	Shelby clay loam, dissected till plain, 14 to 18 percent slopes, eroded	12.92	16.6%		Ive	0	0	0	0	0	35	
545B	Zook-Ely-Gullied land complex, 2 to 5 percent slopes	8.06	10.4%		Ile	177.6	3.7	51.5	3.2	5.3	64	52
Y93E2	Shelby-Adair clay loams, dissected till plain, 14 to 18 percent slopes, eroded	3.20	4.1%		Ive	0	0	0	0	0	28	
470D2	Lamoni-Shelby complex, 9 to 14 percent slopes, moderately eroded	2.48	3.2%		Ive	134.4	3.5	39	2.4	4	26	25
W	Water	1.48	1.9%			0	0	0	0	0	0	0
Weighted Average						73.6	1.9	21.3	1.3	2.2	48.6	*-



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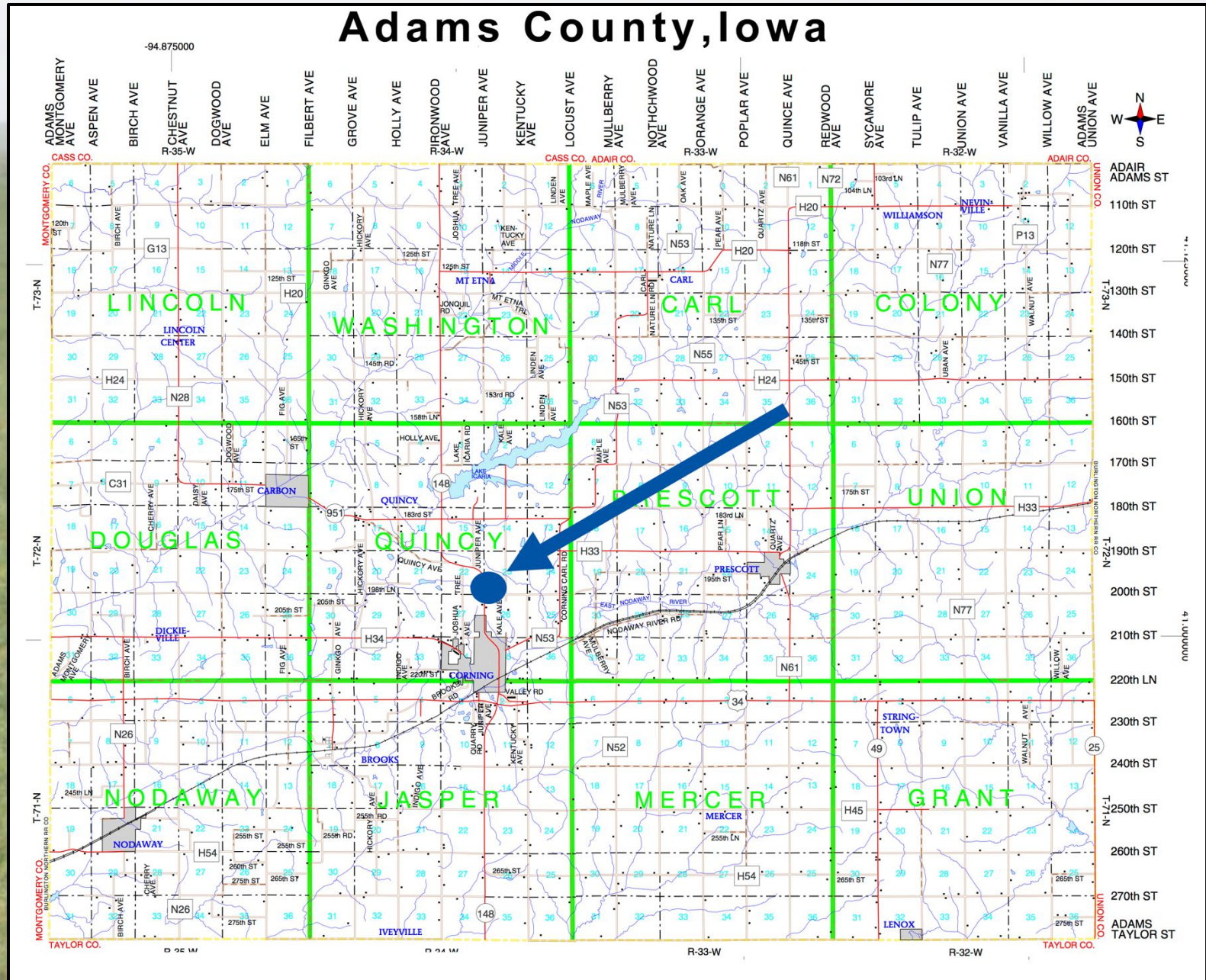
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