



For Sale: 129.25 Taxable Acres, ML
Union Co., near Arispe, Iowa



Call 641-333-2705 or visit southwestiowaland.com

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EQUAL HOUSING
OPPORTUNITY



Arispe 129 Farm – Union Co., IA

129.25 Taxable Acres, ML

Asking Price: \$695,000.00

Town: Arispe

County: Union

State: IA

Taxes: \$2,336 annually (Union County Treasurer)

Terms: Cash, payable at closing

Land Use: 124.11 farmland acres, 115.43 cropland acres of which 5.74 acres are enrolled in the Conservation Reserve Program (CRP), remainder in timber (FSA)

CRP Description: 5.74 acres enrolled at \$158.00 per acre for an annual payment of \$907.00, with an expiration date of 9/2034 (FSA)

Possession: At Closing

FSA Description: Corn Base Acres 6.70, 100 PLC Yield; Soybean Base Acres 0.70, 36 PLC Yield; Wheat Base Acres 2.30, 38 PLC Yield (FSA)

CSR Description: CSR2- 63.3 (Surety Maps)

Comments: Brand new listing! Please check back soon for updated comments! Give Brennan a call, 515-450-6030, on this quality investment.

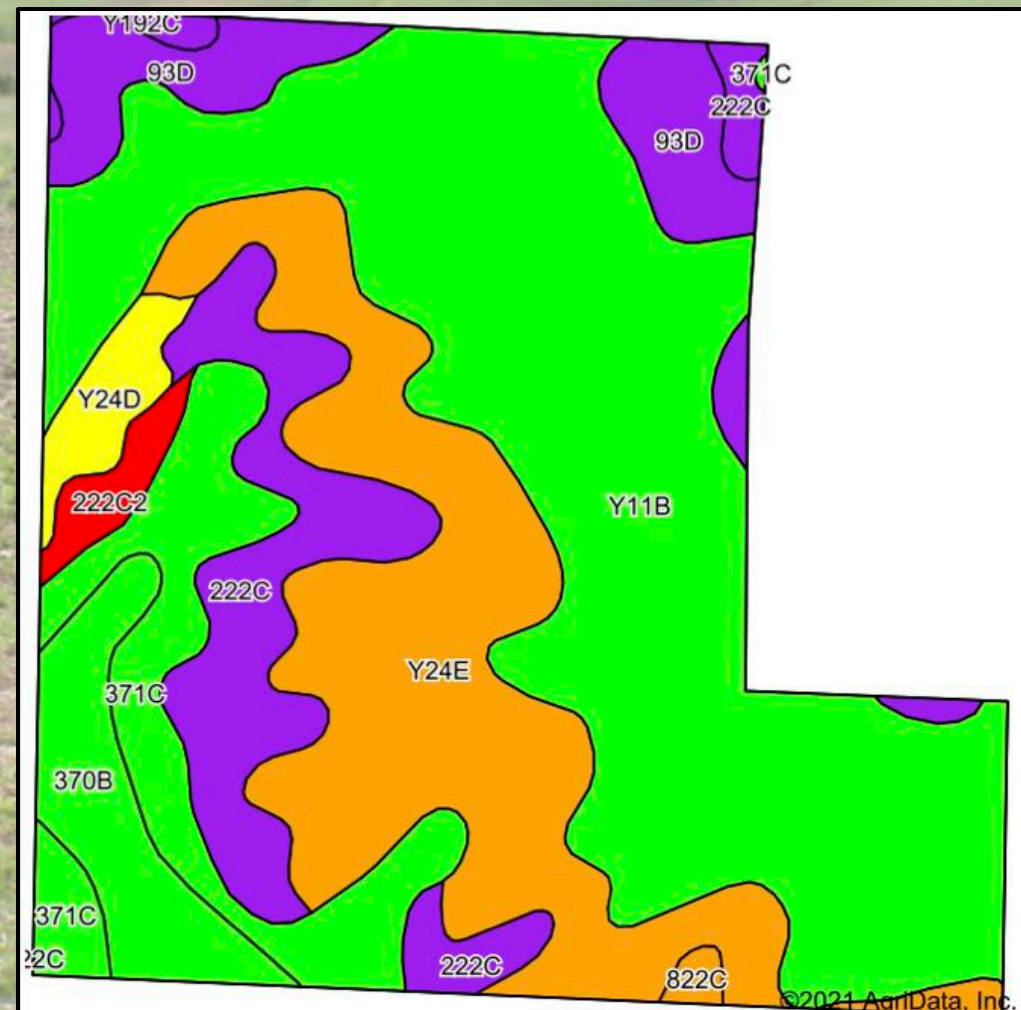
Listing Agent:
Brennan Kester
515-450-6030

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



Arispe 129 Farm – Union Co., IA

129.25 Taxable Acres, ML





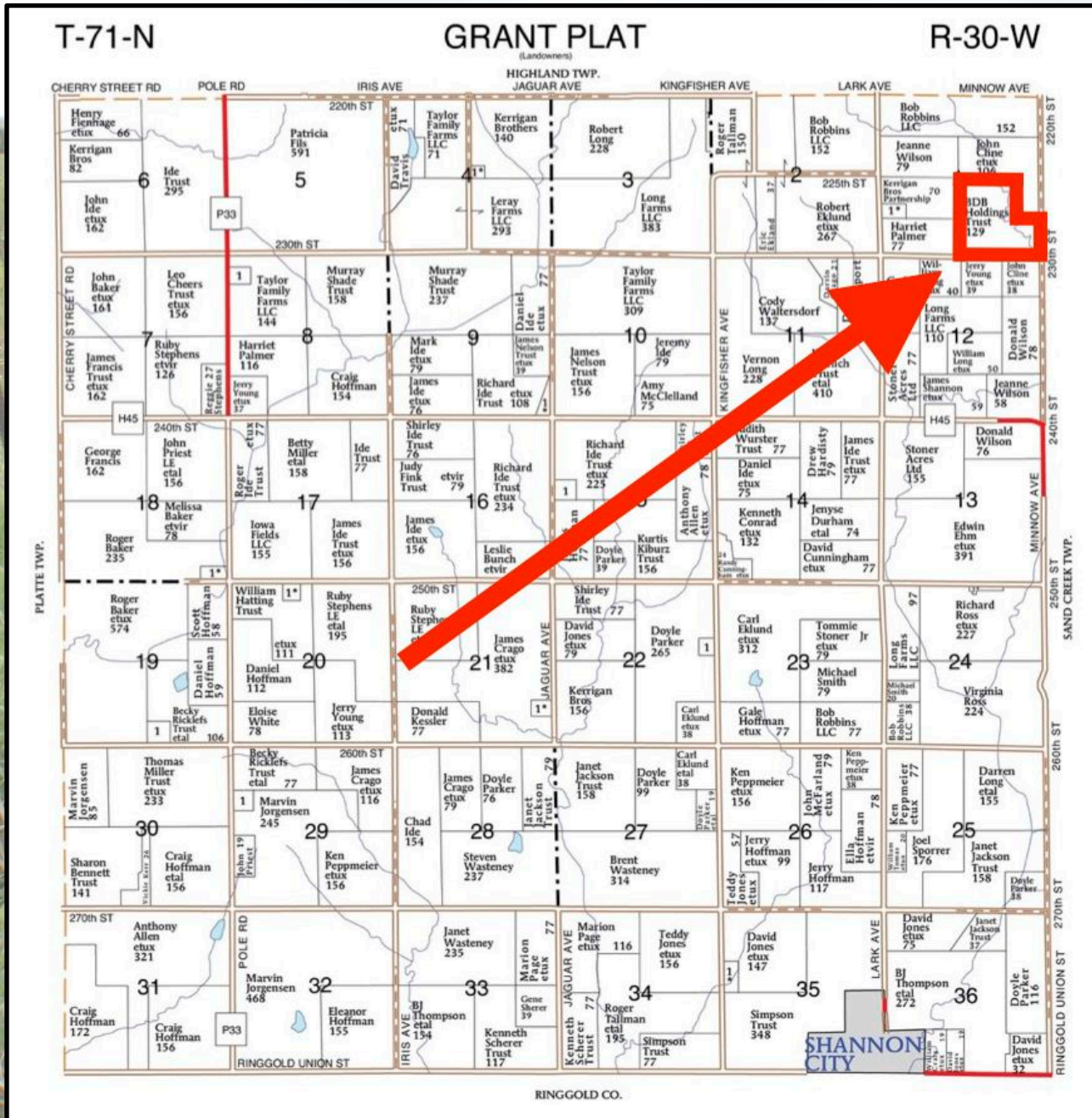
Arispe 129 Farm – Union Co., IA

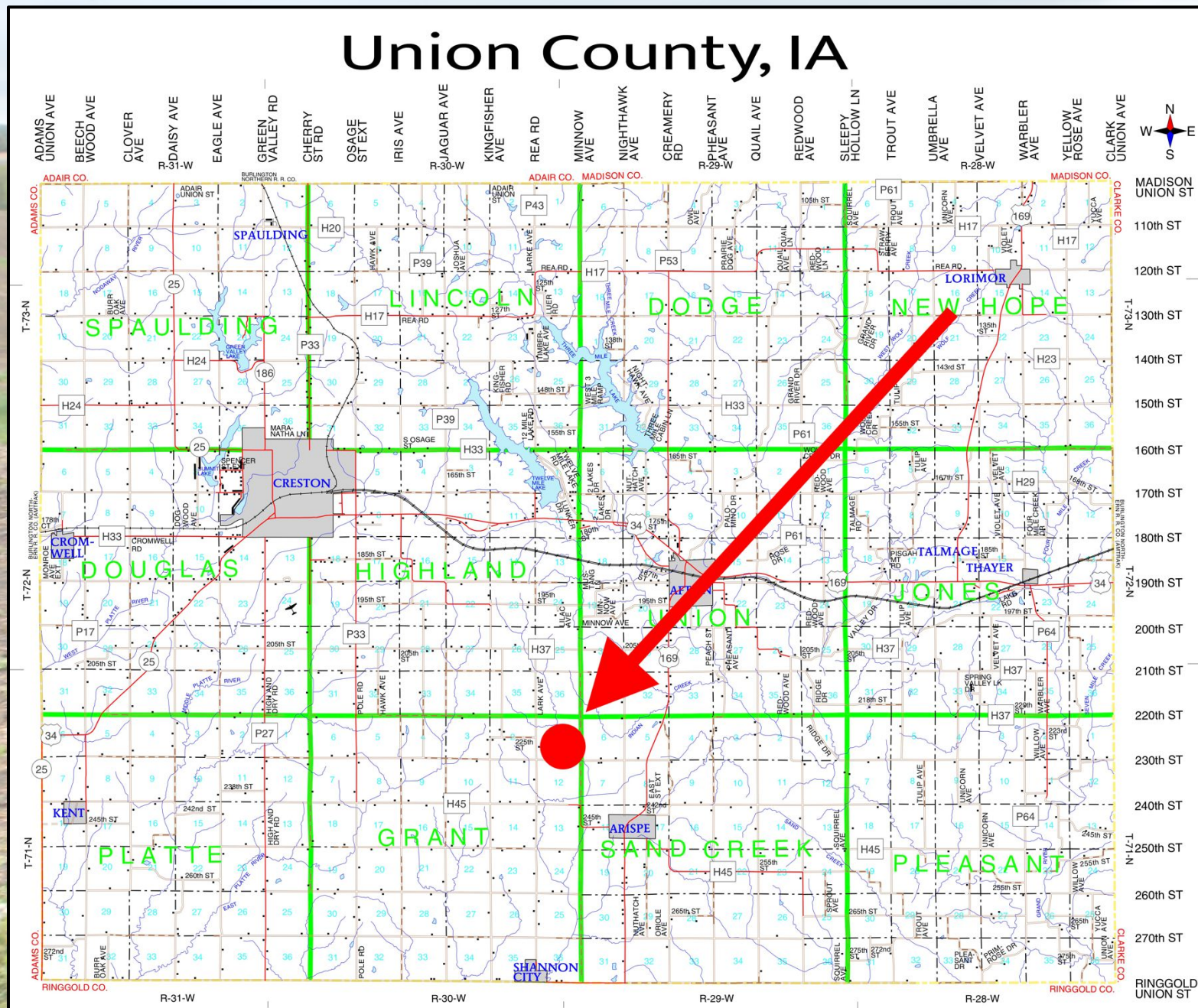
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Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	*i Corn	*i Alfalfa	*i Soybeans	*i Bluegrass	*i Tall Grasses	CSR2**	CSR
Y11B	Colo, occasionally flooded-Ely silty clay loams, dissected till plain, 2 to 5 percent slopes	53.22	43.0%		Ilw	0	0	0	0	0	80	
Y24E	Shelby loam, dissected till plain, 14 to 18 percent slopes	26.20	21.1%		IVe	0	0	0	0	0	41	
222C	Clarinda silty clay loam, 5 to 9 percent slopes	12.59	10.2%		IVw	145.6	3.1	42.2	2.6	4.4	31	30
371C	Nira-Sharpsburg silty clay loams, 5 to 9 percent slopes	11.37	9.2%		Ille	209.6	5.9	60.8	3.8	6.3	88	69
93D	Adair-Shelby clay loams, 9 to 14 percent slopes	8.45	6.8%		IVe	144	3.7	41.8	2.6	4.3	35	30
370B	Sharpsburg silty clay loam, 2 to 5 percent slopes	6.42	5.2%		Ille	225.6	6.3	65.4	4.1	6.8	91	87
Y24D	Shelby loam, dissected till plain, 9 to 14 percent slopes	2.41	1.9%		Ille	0	0	0	0	0	52	
222C2	Clarinda silty clay loam, 5 to 9 percent slopes, moderately eroded	1.61	1.3%		IVw	140.8	3	40.8	2.5	4.2	28	25
Y24D2	Shelby clay loam, dissected till plain, 9 to 14 percent slopes, eroded	0.61	0.5%		Ille	0	0	0	0	0	49	
Y192C	Adair clay loam, dissected till plain, 5 to 9 percent slopes	0.57	0.5%		Ille	0	0	0	0	0	36	
822C	Lamoni silty clay loam, 5 to 9 percent slopes	0.44	0.4%		Ille	134.4	3.5	39	2.4	4	42	35
Weighted Average						57.9	1.5	16.8	1	1.7	63.3	*-



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