



# For Sale: 235 Taxable Acres, ML, Union Co., IA



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***Call 641-333-2705 or visit [southwestiowaland.com](http://southwestiowaland.com)***





# JW 235 Farm – Union Co., IA 235 Taxable Acres, ML

**Asking Price:** \$1,536,000.00

**Town:** Arispe

**County:** Union

**State:** IA

**Taxes:** \$4,156 (Union Co. Treasurer)

**Terms:** Cash, payable at closing

**Land Use:** 232.45 farmland acres, 193.66 cropland acres as follows: 42 effective row crop acres and 150.61 acres enrolled in the Conservation Reserve Program (CRP) remainder in timber (FSA)

**For 2022 Land Use:** Approximately 85 acres available for row crop production in 2022 with 42 acres currently in row crop production and an additional 42.73 acres coming out of CRP for crop production (FSA)

**CRP Description:** 4.41 acres enrolled at \$300.00 per acre annual payment of \$1,323.00, expiring 9/2027; 42.73 acres enrolled at \$238.12 per acre annual payment of \$10,175.00, expiring 9/2021; 103.47 acres enrolled at \$181.86 annual payment of \$18,817.00, expiring 9/2022. Total annual payment: \$30,315.00 (FSA)

**Possession:** Upon closing

**FSA Description:** Corn Base Acres 35.37, 91 PLC Yield; Soybeans Base Acres 0.00, 0 PLC Yield (FSA)

**CSR Description:** CSR2 – 61.4 (Surety Maps)

**Comments:** Presenting the JW 235 Farm, talk about the ultimate income & recreation property. This farm property, close to Creston, has beautiful bird cover, and the owner even has captured pictures of large bucks on this farm in the past. This soils on this farm are above average and the tile has been installed. Yes, the farm is in CRP and hay and pasture, but the farm would make a good producer of row crops when the CRP contracts expires. This farm is loaded with pheasants because of the outstanding cover. The farm also has beautiful structures for fishing, boating, and maybe a little goose and duck hunting. Start your memories here with your family today. Contact Tom Miller at 712-621-1281 to view this property or to learn more.



**Listing Agent:**  
**Tom Miller**  
**712-621-1281**

**PPI, Inc. Office Location:**  
**500 W. Temple St**  
**Lenox, IA 50851**

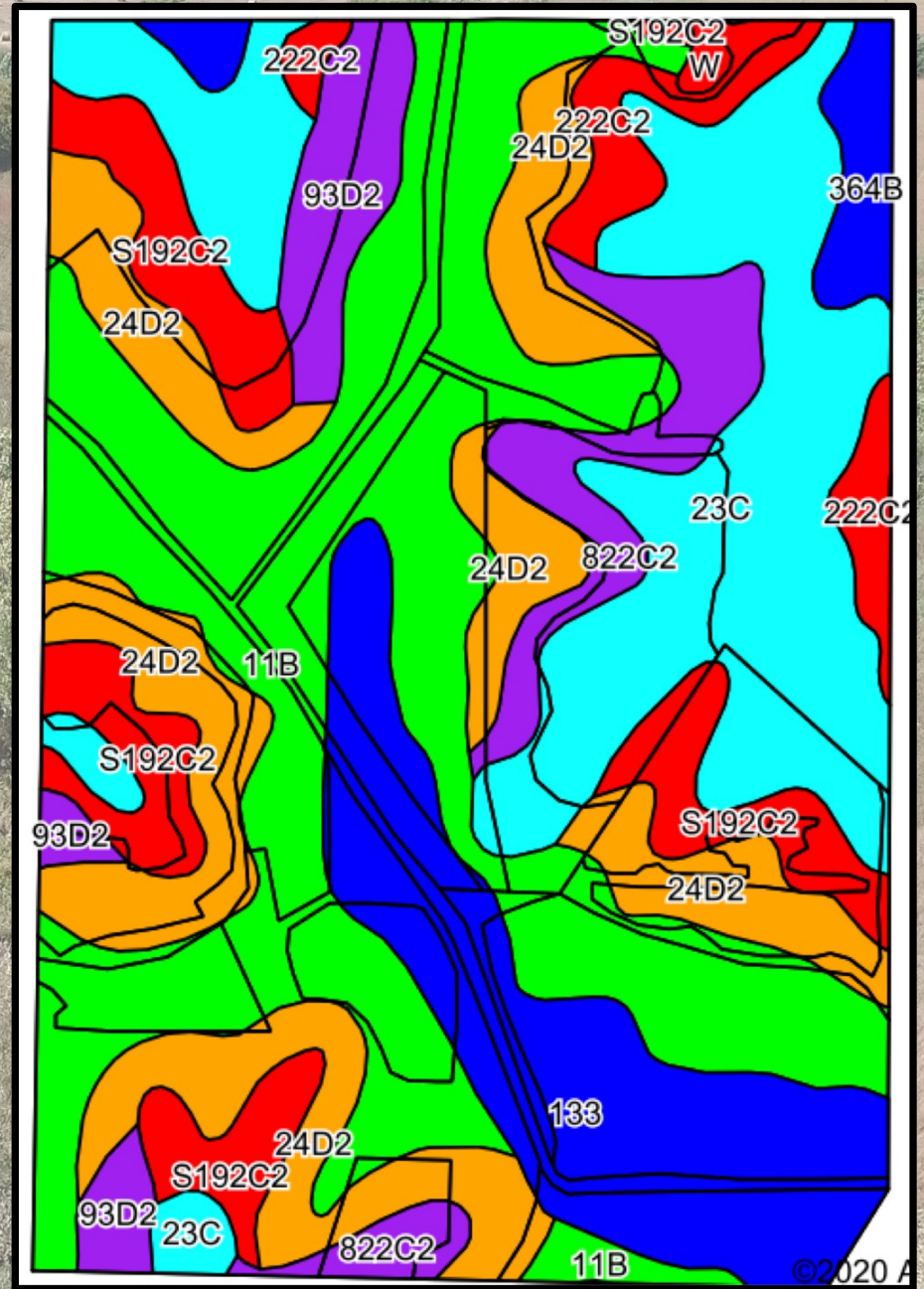
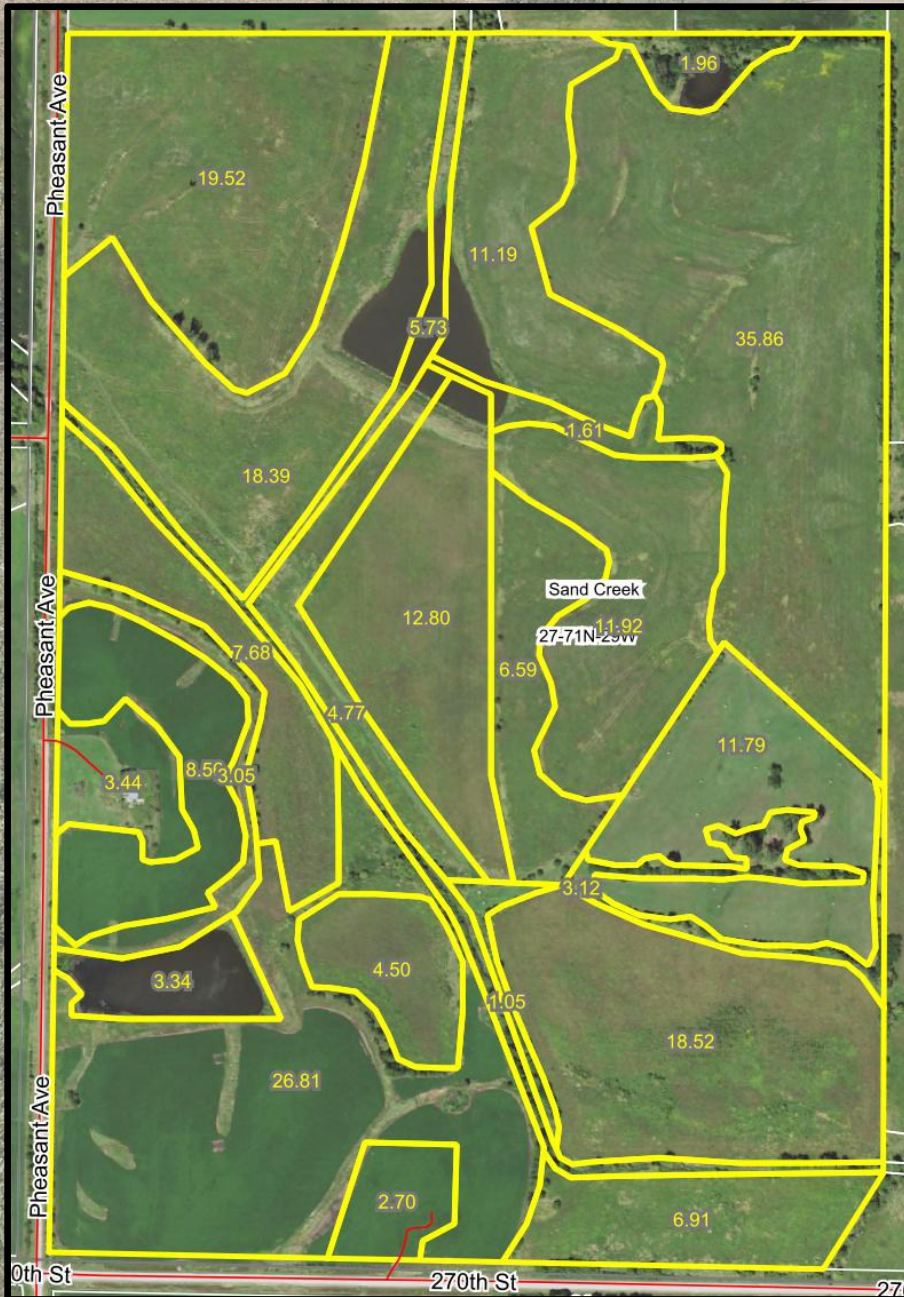
Dan Zech, Broker/Owner  
Brennan Kester, Broker Assoc./Owner  
Mark Pearson, Agent/owner





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### Soils Data

Area Symbol: IA175, Soil Area Version: 23

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
11B	Colo-Ely silty clay loams, 2 to 5 percent slopes	68.11	29.4%		Ile	204.8	4.3	59.4	3.7	6.1	82	68	88	83	51	84
23C	Arispe silty clay loam, 5 to 9 percent slopes	44.51	19.2%		Ille	80	2.1	23.2	1.4	2.4	66	55	80	80	74	72
24D2	Shelby clay loam, 9 to 14 percent slopes, moderately eroded	38.48	16.6%		Ille	168	4.7	48.7	3	5	46	48	75	75	57	55
133	Colo silty clay loam, deep loess, 0 to 2 percent slopes, occasionally flooded	27.73	12.0%		Ilw	204.8	4.3	59.4	3.7	6.1	78	80	81	75	34	80
S192C2	Adair clay loam, heavy till, 5 to 9 percent slopes, moderately eroded	19.67	8.5%		Ille	0	0	0	0	0	29		68	68	57	47
822C2	Lamoni silty clay loam, 5 to 9 percent slopes, eroded	11.36	4.9%		Ille	129.6	3.4	37.6	2.3	3.9	32	30	63	63	59	46
93D2	Adair-Shelby clay loams, 9 to 14 percent slopes, moderately eroded	9.15	3.9%		IVe	139.2	3.6	40.4	2.5	4.2	32	25	76	76	56	54
222C2	Clarinda silty clay loam, 5 to 9 percent slopes, moderately eroded	7.58	3.3%		IVw	140.8	3	40.8	2.5	4.2	28	25	55	55	48	43
364B	Grundy silty clay loam, 2 to 5 percent slopes	4.75	2.0%		Ile	80	2.1	23.2	1.4	2.4	72	75	80	80	68	68
W	Water	0.47	0.2%			0	0	0	0	0	0	0				
Weighted Average						146	3.4	42.3	2.6	4.4	61.4	*-	*n 78.7	*n 76.5	*n 55.6	*n 68.4

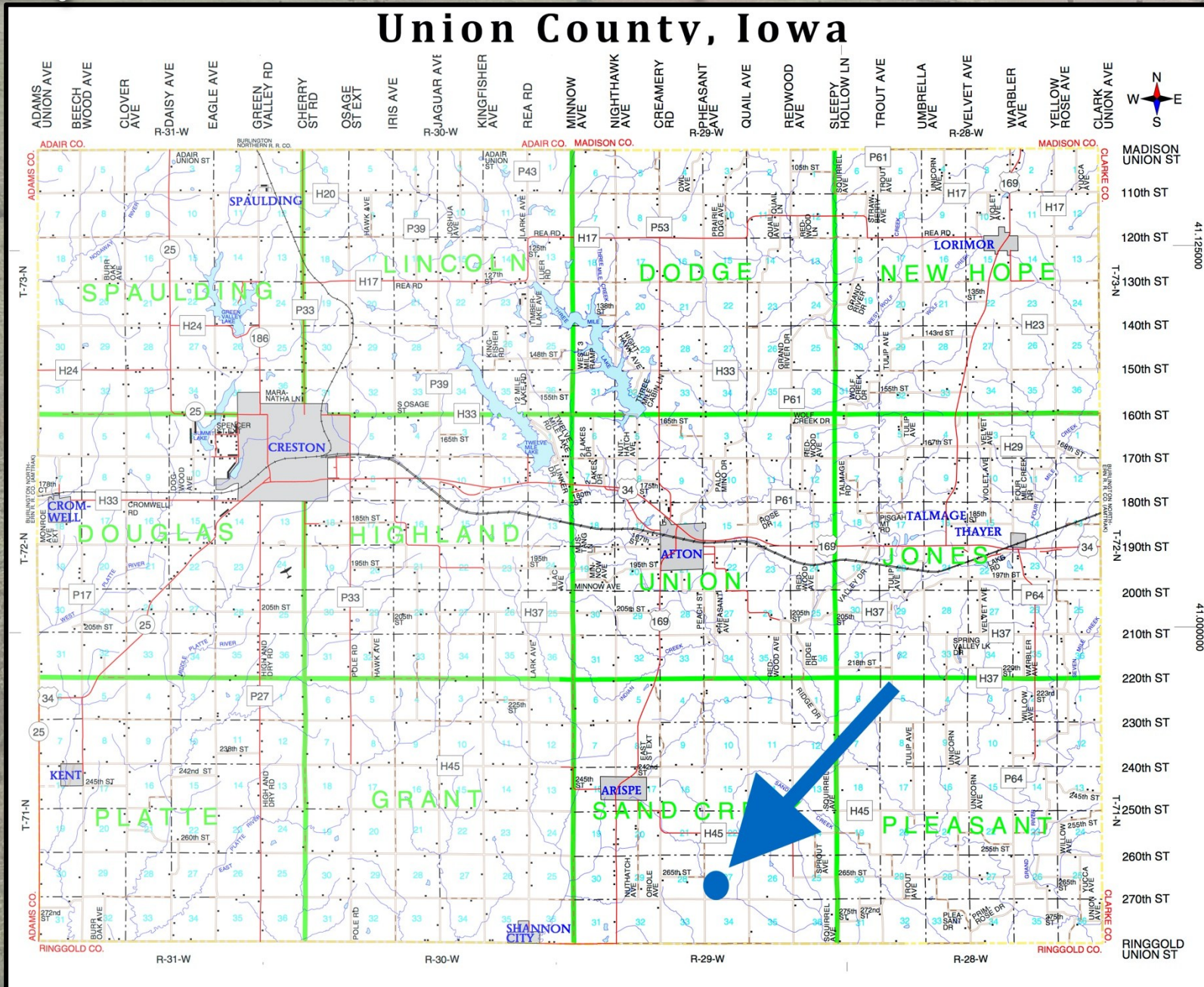








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