



**For Sale: 145.97 Taxable Acres, ML
Adams County, Iowa – Near Carl**

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.





O.H. Carl Farm – Adams County 145.97 Taxable Acres, ML

Asking Price: \$642,268.00

Town: Carl

County: Adams

State: IA

Taxes: \$2,872 annually (Adams Co. Treasurer)

Taxable Acres: 145.97 Taxable Acres (Adams Co. Assessor)

Terms: Cash, payable at closing

Land Use: 141.1 farmland acres, 108.74 cropland acres, of which 71.38 are currently being utilized as row crop and approximately 45 acres are currently being utilized as pasture, remainder in timber. (FSA)

Possession: At Closing

Tillable Acres: 108.74 Acres (FSA)

FSA Description: Crop CORN, Base Ac. 16.2, PLC Yld 117; Crop SOYBEANS, Base Ac. 3.6, PLC Yld 36; Crop OATS, Base Ac. 4.8, PLC Yld 48; TOTAL BASE ACRES 24.6 (FSA)

CSR2 Description: CSR2 – 54.5 (Surety Maps)

Comments: Brand new listing! Please check back soon for updated comments! Give Tom a call, 712-621-1281, on this quality investment.

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



O.H. Carl Farm – Adams County

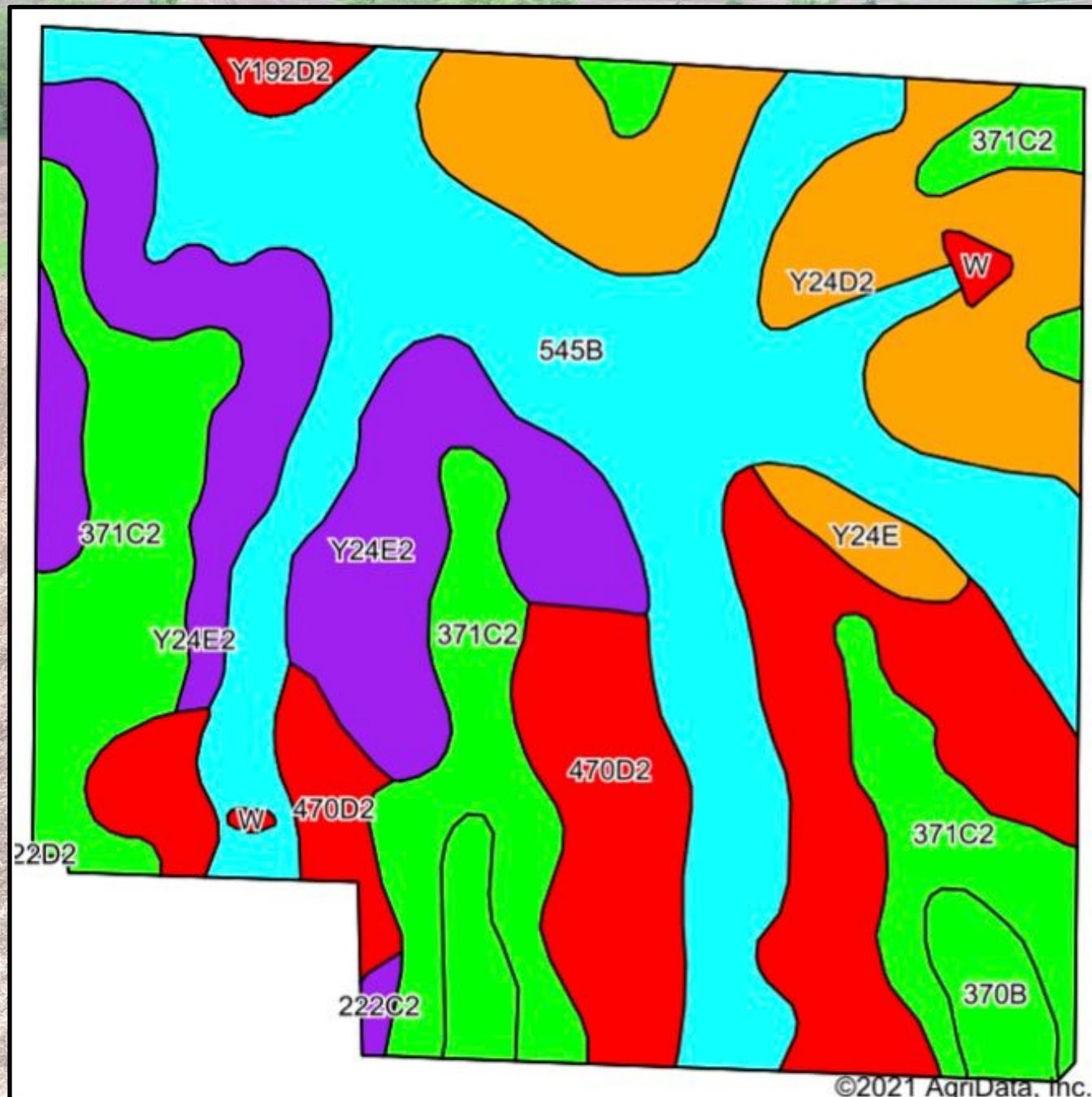
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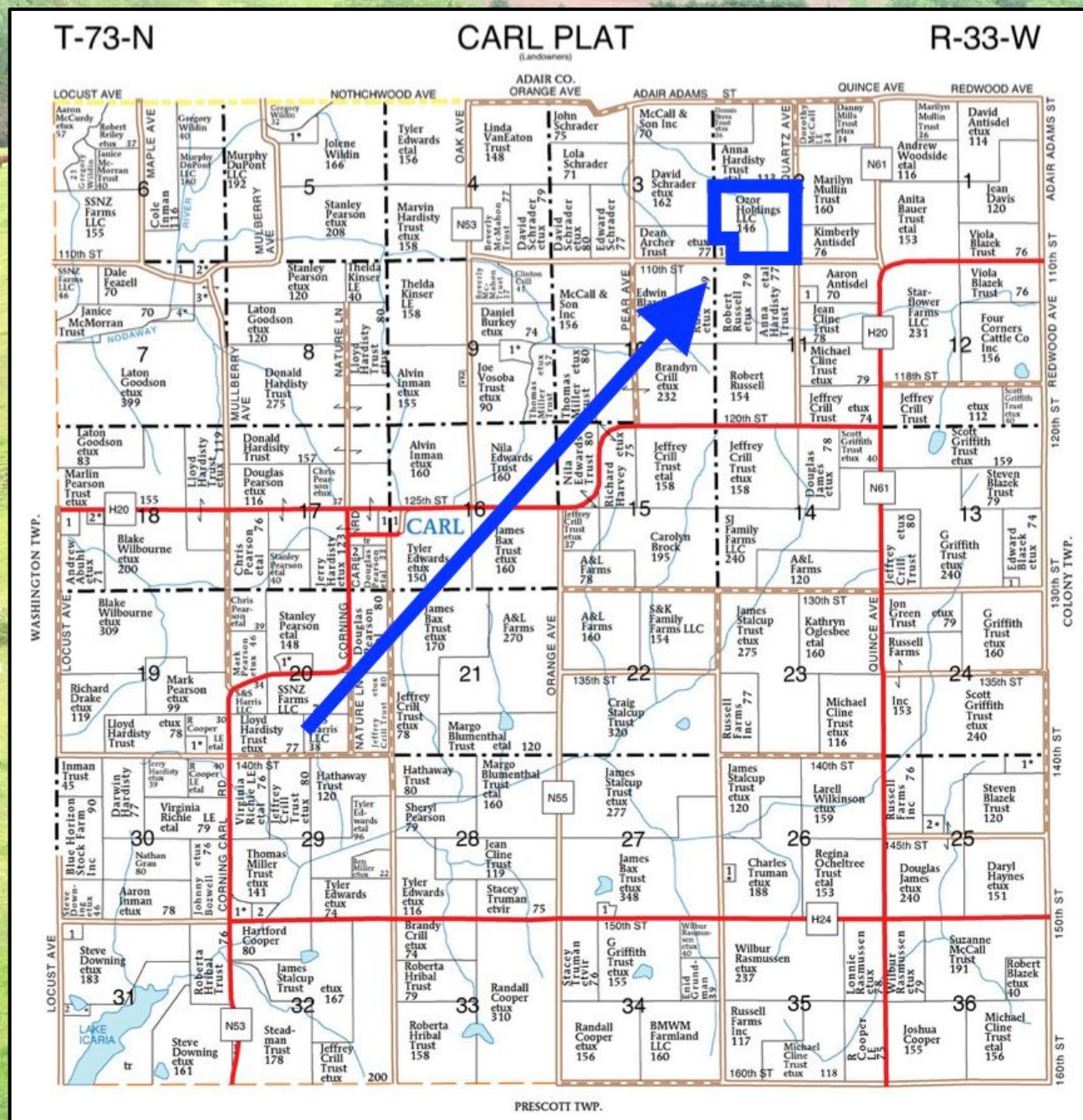
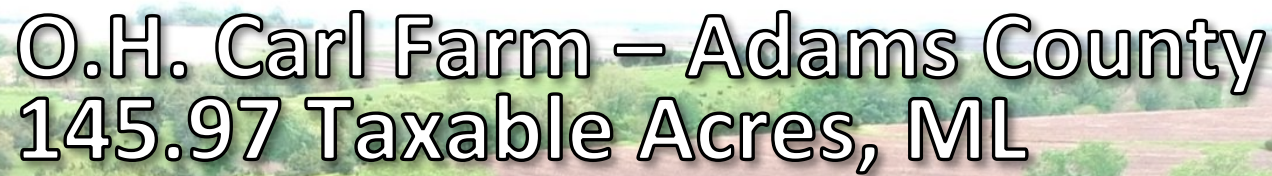


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Soils Data

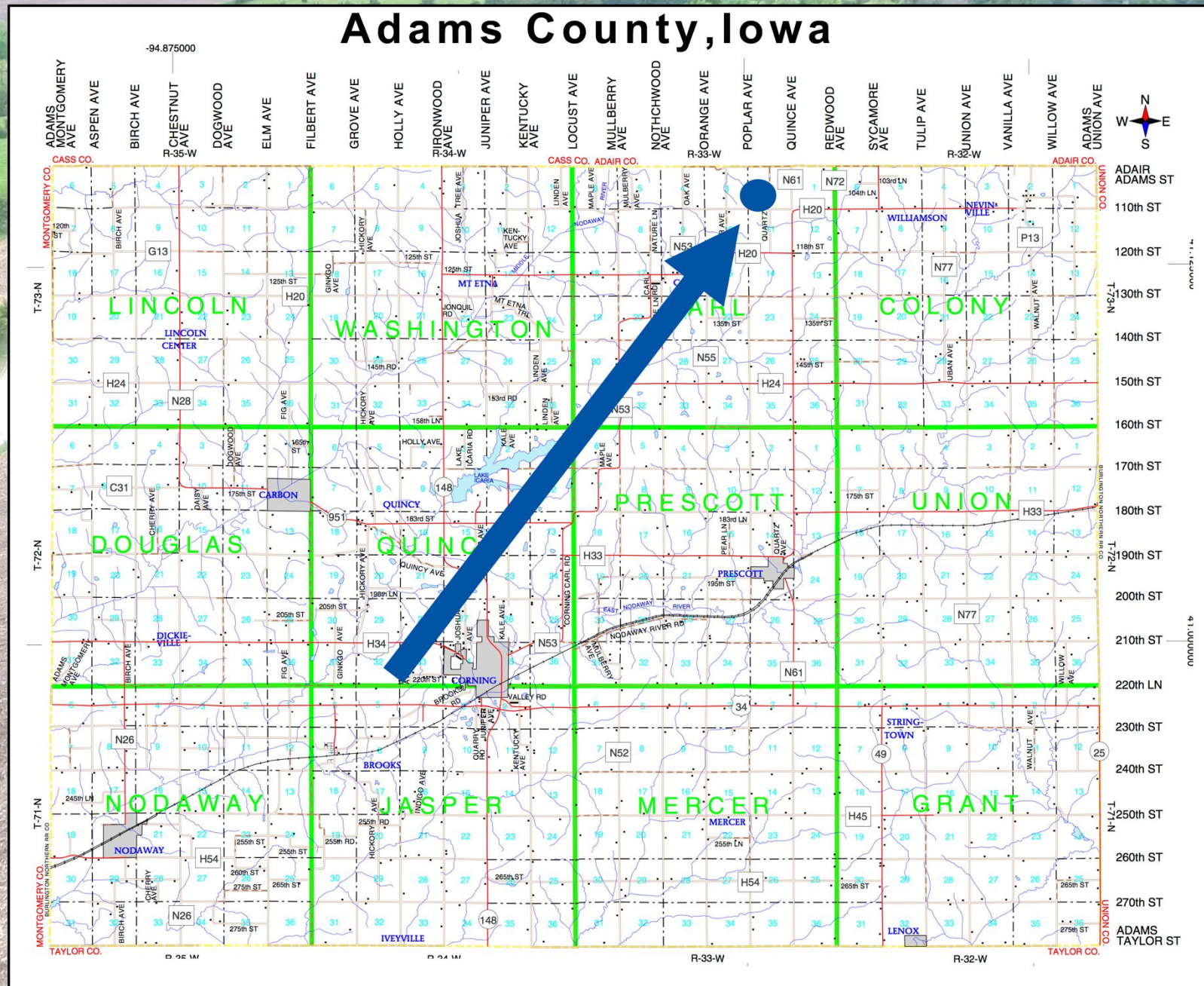
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	*i Corn	*i Alfalfa	*i Soybeans	*i Bluegrass	*i Tall Grasses	CSR2**	CSR
545B	Zook-Ely-Gullied land complex, 2 to 5 percent slopes	41.69	29.4%		Ile	177.6	3.7	51.5	3.2	5.3	64	52
371C2	Sharpsburg-Nira silty clay loams, 5 to 9 percent slopes, eroded	27.43	19.3%		IIle	168	4.7	48.7	3	5	83	64
470D2	Lamoni-Shelby complex, 9 to 14 percent slopes, moderately eroded	26.11	18.4%		IVe	134.4	3.5	39	2.4	4	26	25
Y24E2	Shelby clay loam, dissected till plain, 14 to 18 percent slopes, eroded	20.14	14.2%		IVe	0	0	0	0	0	35	
Y24D2	Shelby clay loam, dissected till plain, 9 to 14 percent slopes, eroded	17.91	12.6%		IIle	0	0	0	0	0	49	
370B	Sharpsburg silty clay loam, 2 to 5 percent slopes	4.52	3.2%		Ile	225.6	6.3	65.4	4.1	6.8	91	87
Y24E	Shelby loam, dissected till plain, 14 to 18 percent slopes	1.83	1.3%		IVe	0	0	0	0	0	41	
Y192D2	Adair clay loam, dissected till plain, 9 to 14 percent slopes, eroded	1.21	0.9%		IVe	0	0	0	0	0	16	
W	Water	0.56	0.4%			0	0	0	0	0	0	0
222C2	Clarinda silty clay loam, 5 to 9 percent slopes, eroded	0.42	0.3%		IVw	140.8	3	40.8	2.5	4.2	38	25
Weighted Average						117.1	2.9	33.9	2.1	3.5	54.5	*-





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