



**For Sale: 71 Taxable Acres, ML,
Decatur County, IA**



Call 641-333-2705 or visit southwestiowaland.com

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Smith 71 Farm – Decatur Co., IA

71 Taxable Acres, ML

Asking Price: \$305,000.00

Town: Lamoni

State: IA

Taxes: \$1,042 (Decatur Co. Treasurer)

Terms: Cash, payable at closing

Land Use: 70.21 farmland acres, ML- 1.83 effective acres of 59.39 cropland acres (Decatur Co. FSA)

Possession: Upon closing

Income: \$10,261.00 (Clarke-Decatur Co. FSA)

Tillable Acres: 1.83 (Clarke-Decatur Co. FSA)

CRP Acres: 57.56 (Clarke-Decatur Co. FSA)

CRP Description: 57.56 acres at \$178.27/acre, for \$10,261, expiring 09/2025 (Clarke-Decatur County FSA)

FSA Description: FSA shows 70.21 farmland acres, with 59.39 cropland acres, 57.56 acres of which are in CRP, and 1.83 acres of effective cropland. (Clarke-Decatur Co. FSA)

CSR Description: CSR2-37.6 (Surety Maps)

Comments: Preferred Properties of Iowa is proud to present the Smith 71 Farm. This fantastic income producing farm also has excellent recreation/hunting potential and is well located just East of Lamoni on US Highway 69. In addition, this farm has the wonderful added benefit of participating in the IHAP program, which provides all CRP maintenance work in exchange for participating in the state's public hunting program, so you can leave the mid-contract management headaches to them! Don't miss out on this fantastic income property opportunity – call Listing Agent Tom Miller at 712-621-1281 today to schedule your private showing of this excellent property.

Listing Agent:
Tom Miller
712-621-1281

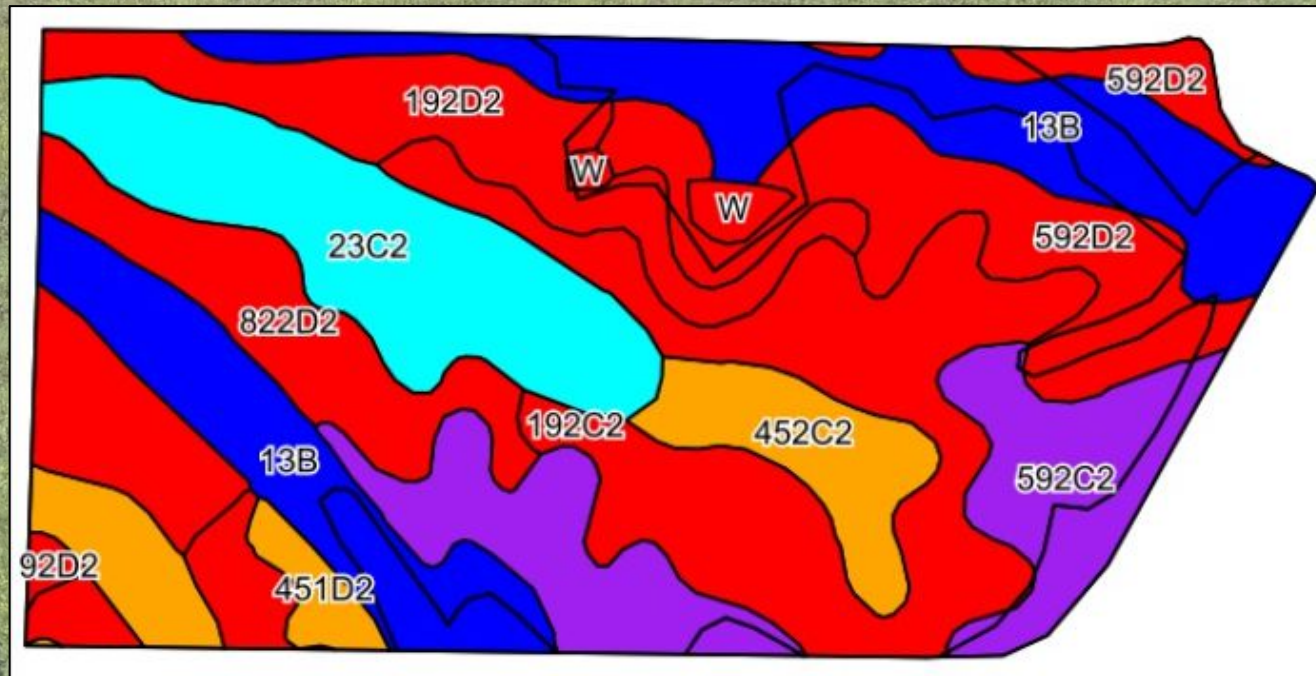


PPI, Inc. Office Location:
500 W. Temple St
Lenox, IA 50851
Dan Zech, Broker/Owner
Brennan Kester, Broker Assoc./Owner
Mark Pearson, Agent/Owner



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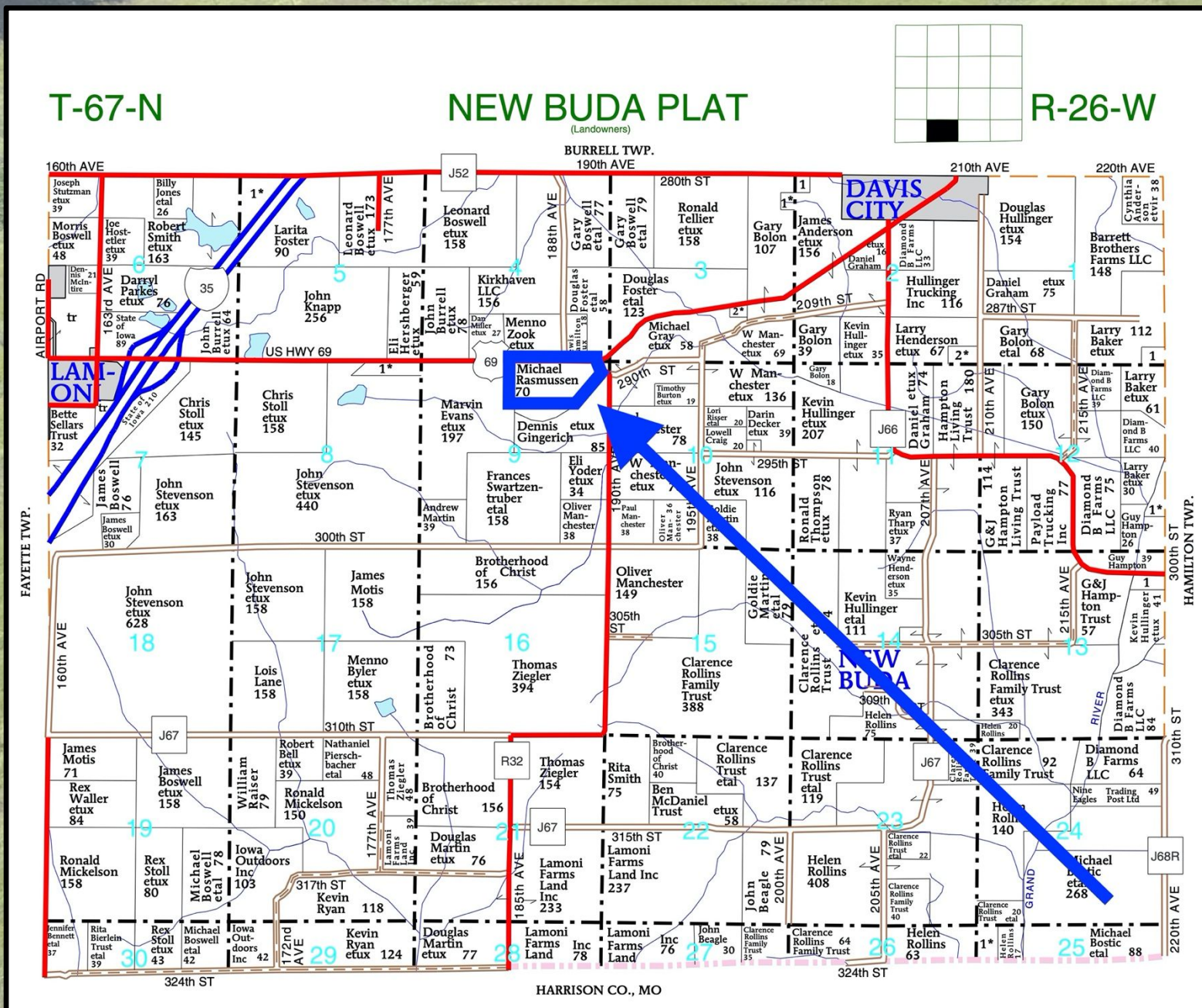
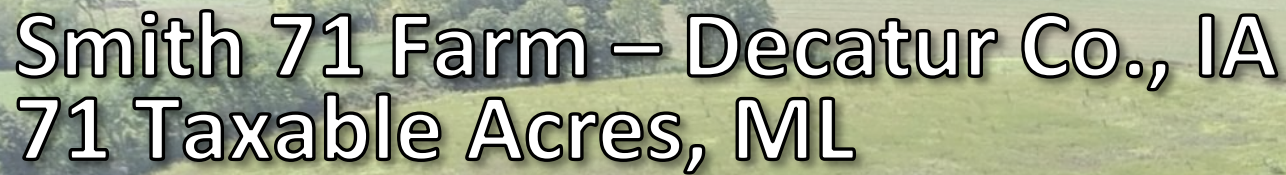


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Soils Data

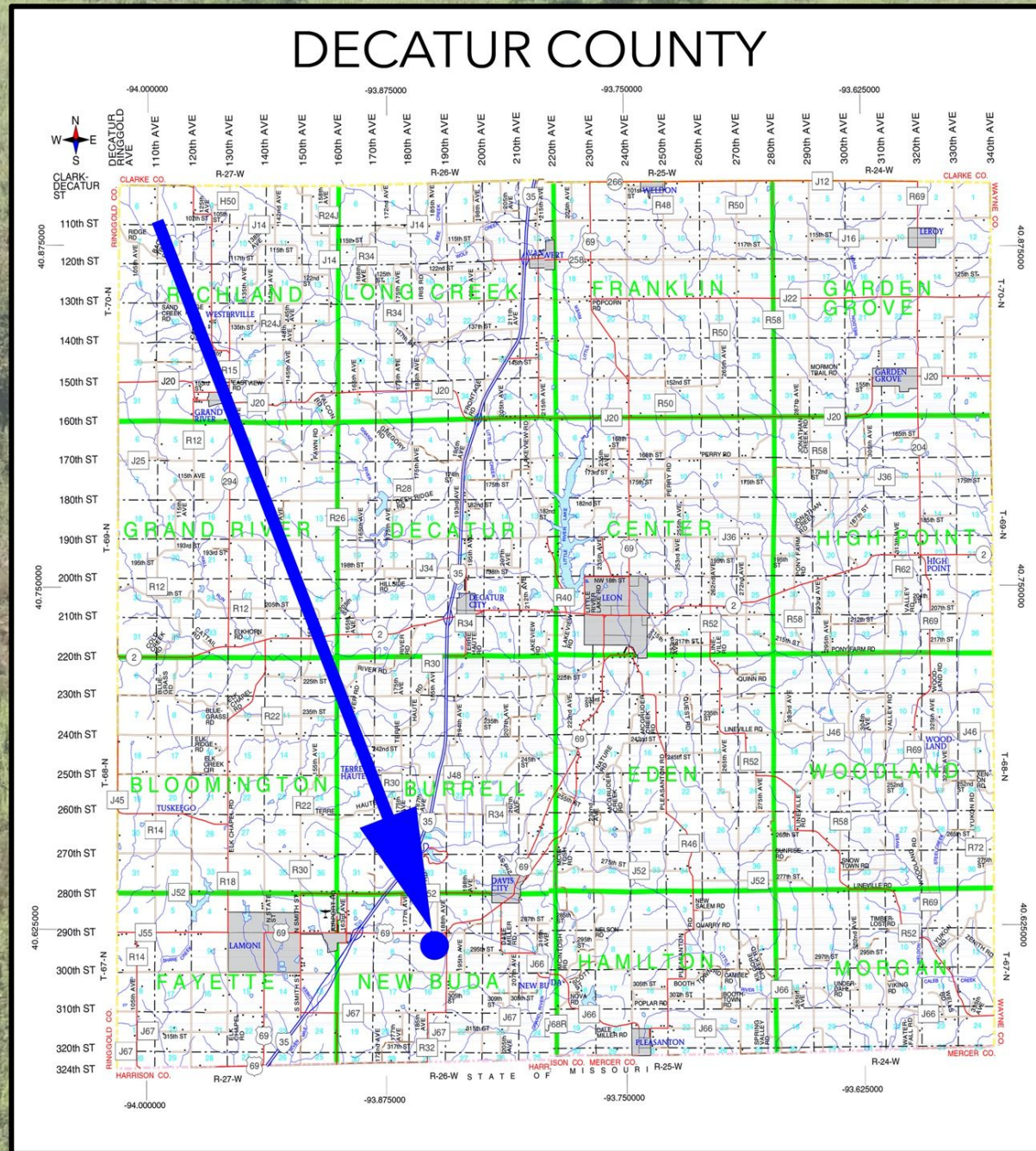
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	*j Corn	*j Alfalfa	*j Soybeans	*j Bluegrass	*j Tall Grasses	CSR2**	CSR	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans
13B	Olmitz-Zook-Vesser complex, 0 to 5 percent slopes	13.63	19.4%		IIw	200	4.2	58	3.6	6	76	55	80	77	55	74
192C2	Adair clay loam, heavy till, 5 to 9 percent slopes, moderately eroded	12.89	18.4%		IIle	137.6	3.6	39.9	2.5	4.1	29	30	68	68	57	47
592C2	Mystic clay loam, 5 to 9 percent slopes, moderately eroded	8.36	11.9%		IIle	115.2	3	33.4	2.1	3.5	31	20	73	73	65	55
23C2	Arispe silty clay loam, 5 to 9 percent slopes, moderately eroded	8.05	11.5%		IIle	80	2.1	23.2	1.4	2.4	62	50	75	75	67	69
592D2	Mystic clay loam, 9 to 14 percent slopes, moderately eroded	7.87	11.2%		IVe	88	2.3	25.5	1.6	2.6	10	5	69	69	63	51
822D2	Lamoni clay loam, 9 to 14 percent slopes, moderately eroded	7.06	10.1%		IVe	100.8	2.6	29.2	1.8	3	11	15	65	65	60	46
192D2	Adair clay loam, heavy till, 9 to 14 percent slopes, moderately eroded	6.01	8.6%		IVe	108.8	2.8	31.6	2	3.3	9	15	66	66	55	45
452C2	Lineville silt loam, 5 to 9 percent slopes, moderately eroded	4.83	6.9%		IIle	80	2.1	23.2	1.4	2.4	46	31	72	72	58	53
451D2	Caleb loam, 9 to 14 percent slopes, moderately eroded	0.90	1.3%		IVe	163.2	4.6	47.3	2.9	4.9	41	33	79	79	58	60
W	Water	0.61	0.9%			0	0	0	0	0	0	0				
Weighted Average						123.9	3	35.9	2.2	3.7	37.6	30.2	*n 71.2	*n 70.6	*n 59.1	*n 56.1





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