



For Sale: 155 Taxable Acres, ML
Taylor Co., near Bedford, Iowa



Call 641-333-2705 or visit southwestiowaland.com

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JL 155 Farm – Taylor Co., IA 155 Taxable Acres, ML

Asking Price: \$720,000.00

Town: Bedford

County: Taylor

State: IA

Taxes: \$3,006.00 annually (Taylor Co. Treasurer)

Terms: Cash, payable at closing

Land Use: FSA shows 154.62 farmland acres, with 138.76 acres currently being mostly used for hay with some pasture. (Taylor Co. FSA)

Possession: Upon closing

FSA Description: Corn Base 34.0, 85 PLC Yield; Wheat Base 18.9, PLC Yield 31. Note: Tract is being sold from a larger farm, figures are subject to change following reconstitution. (Taylor Co. FSA)

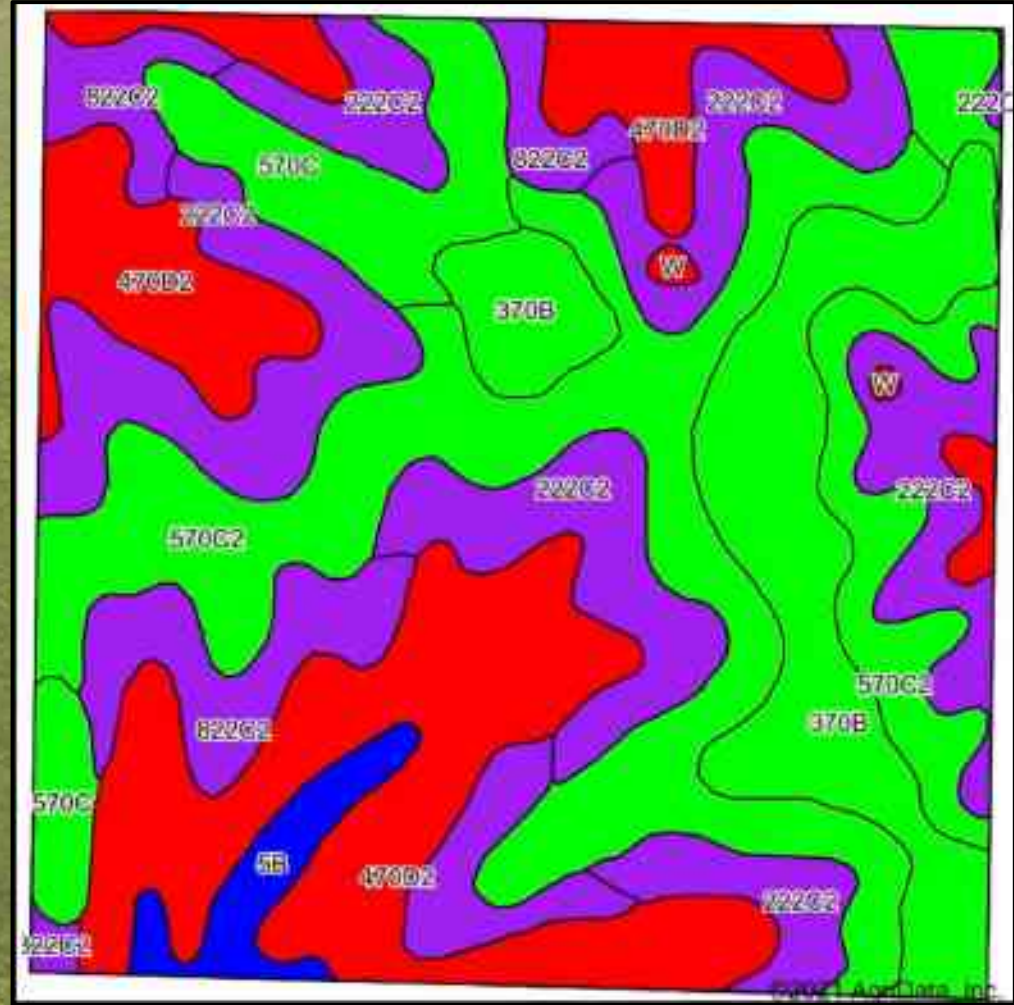
CSR Description: CSR2- 54.9 (Surety Maps)

Comments: Presenting the JL 155 Farm in Taylor County, Iowa, near Bedford! This farm lays beautifully and it has a large amount of drainage tile with ample drainage inlets. This farm is currently operated as mostly hay and some pasture acres but could easily be put into row crop production because it lays so well and because the Seller has maintained it so well. This farm property also boasts a fantastic location near Bedford as well, so the income potential for this farm is excellent! Contact Listing Agent Tom Miller at 641-333-2705 for more information and to schedule your private showing today!

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





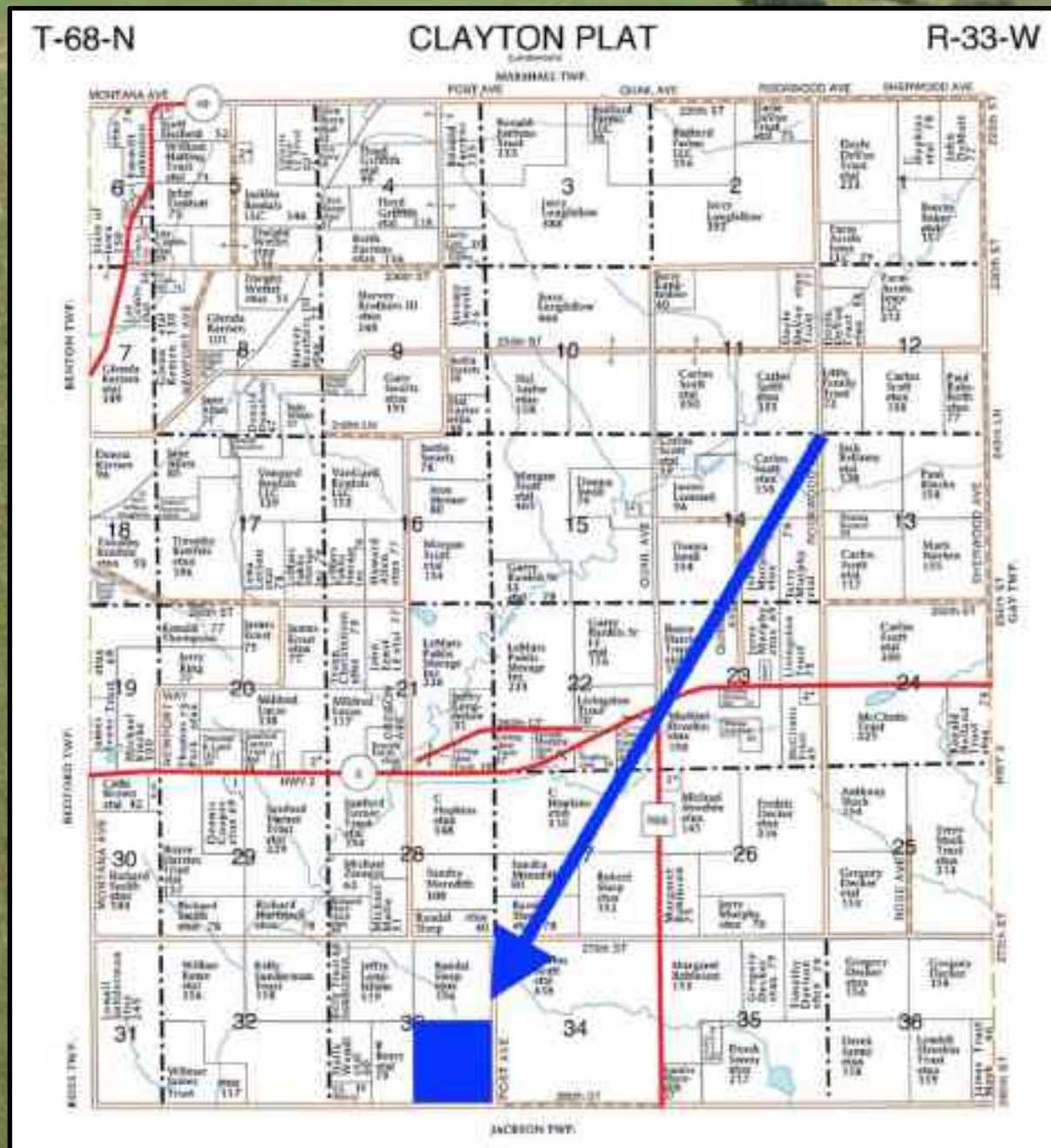
JL 155 Farm – Taylor Co., IA

155 Taxable Acres, ML

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
470D2	Lamoni-Shelby complex, 9 to 14 percent slopes, moderately eroded	36.57	23.7%		IVe	134.4	3.5	39	2.4	4	24	25
570C2	Nira silty clay loam, dissected till plain, 5 to 9 percent slopes, eroded	34.97	22.6%		IIle	187.2	5.2	54.3	3.4	5.8	61	64
222C2	Clerinda silty clay loam, 5 to 9 percent slopes, eroded	33.59	21.7%		IVw	140.8	3	40.8	2.5	4.2	38	25
370B	Sharpsburg silty clay loam, 2 to 5 percent slopes	19.50	12.6%		IIe	225.6	6.3	65.4	4.1	6.8	91	87
822C2	Lamoni silty clay loam, 5 to 9 percent slopes, eroded	14.05	9.1%		IIle	129.6	3.4	37.6	2.3	3.9	32	30
570C	Nira silty clay loam, dissected till plain, 5 to 9 percent slopes	11.75	7.6%		IIle	192	5.4	55.7	3.5	5.8	84	69
5B	Colo-Ackmore complex, 0 to 5 percent slopes	3.43	2.2%		IIw	196.8	4.1	57.1	3.5	5.9	75	63
W	Water	0.38	0.2%			0	0	0	0	0	0	0
Weighted Average						164.4	4.3	47.7	3	4.9	54.9	46.3



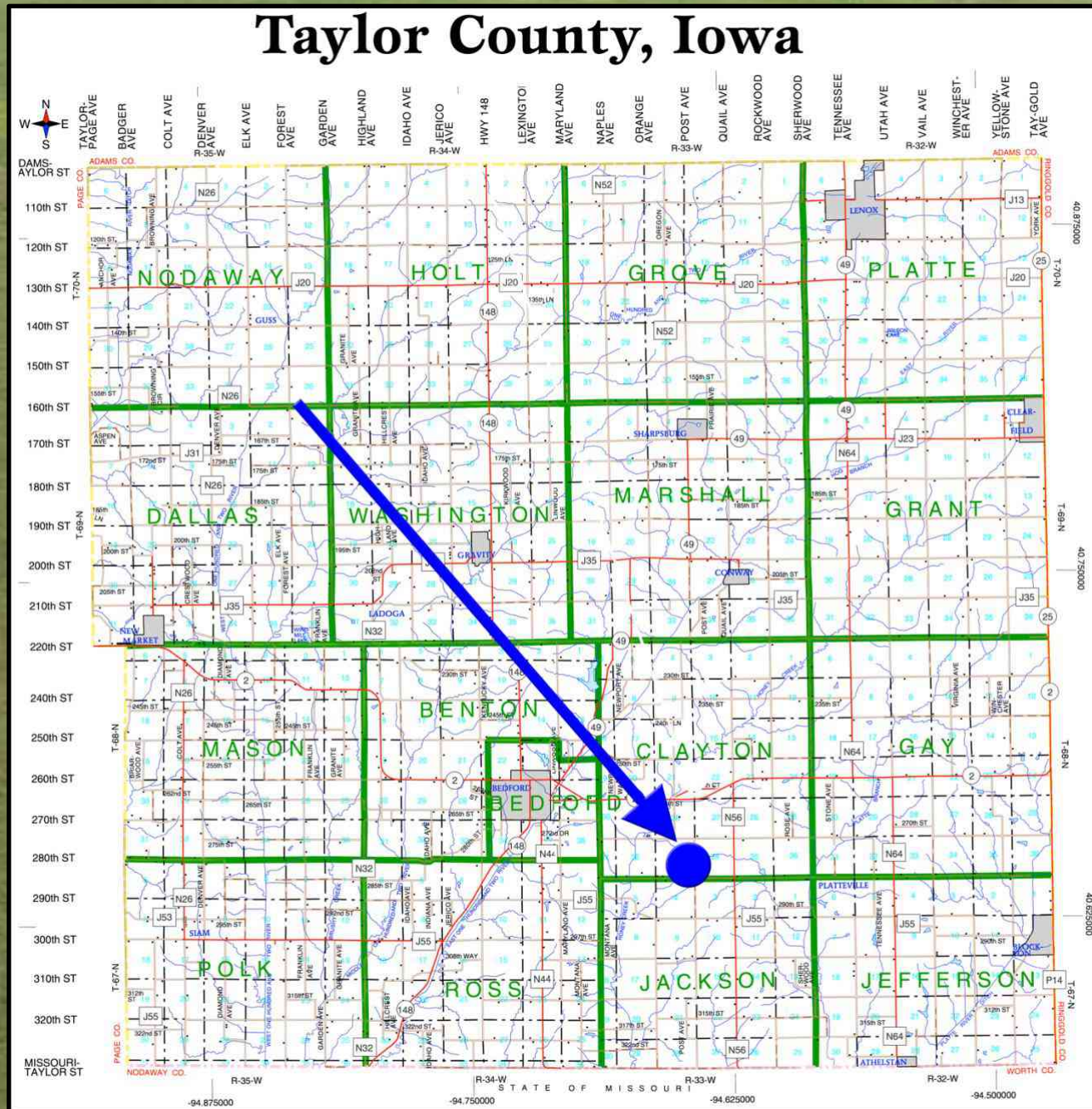
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