



For Sale: Est. 100 Acres, ML (Subj. to Surv)
Taylor Co., near Gravity, Iowa



Call 641-333-2705 or visit southwestiowaland.com

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Robey Farm – Taylor Co., IA Estimated 100 Acres, ML (Subject to Survey)

Asking Price: \$636,000.00

Town: Gravity

County: Taylor

State: IA

Taxes: TBD following survey

Terms: Cash, payable at closing

Land Use: FSA shows 104.65 farmland acres, with 70.13 effective cropland acres. (Taylor Co. FSA) (Subject to survey)

Possession: Upon closing

FSA Description: Corn Base 11.84, 115 PLC Yield; Soybean Base 9.96, PLC Yield 34 (Taylor Co. FSA)

CSR Description: CSR2- 54 (Surety Maps)

Comments: Presenting the Robey Farm! This extremely well-located farm property is situated in a central location in between Bedford, Gravity & Lenox in Taylor County, Iowa. It is also very near to the Lake of Three Fires State Park in a very strong agricultural area. There will be a survey of the homesite and approximately 3-4 acres, creating a subject property consisting of approximately 100 acres, ml. This property features some very nice row crop acres with some very productive soils. This property also features quality conservation investment to improve drainage. With some nice timber draws and some ponds, this farm also offers outdoor recreation qualities. Farms like this one don't stay on the market very long – give us a call today to schedule your private showing! Contact Listing Agent Tom Miller at 641-333-2705 for more information!

Listing Agent:
Tom Miller
712-621-1281

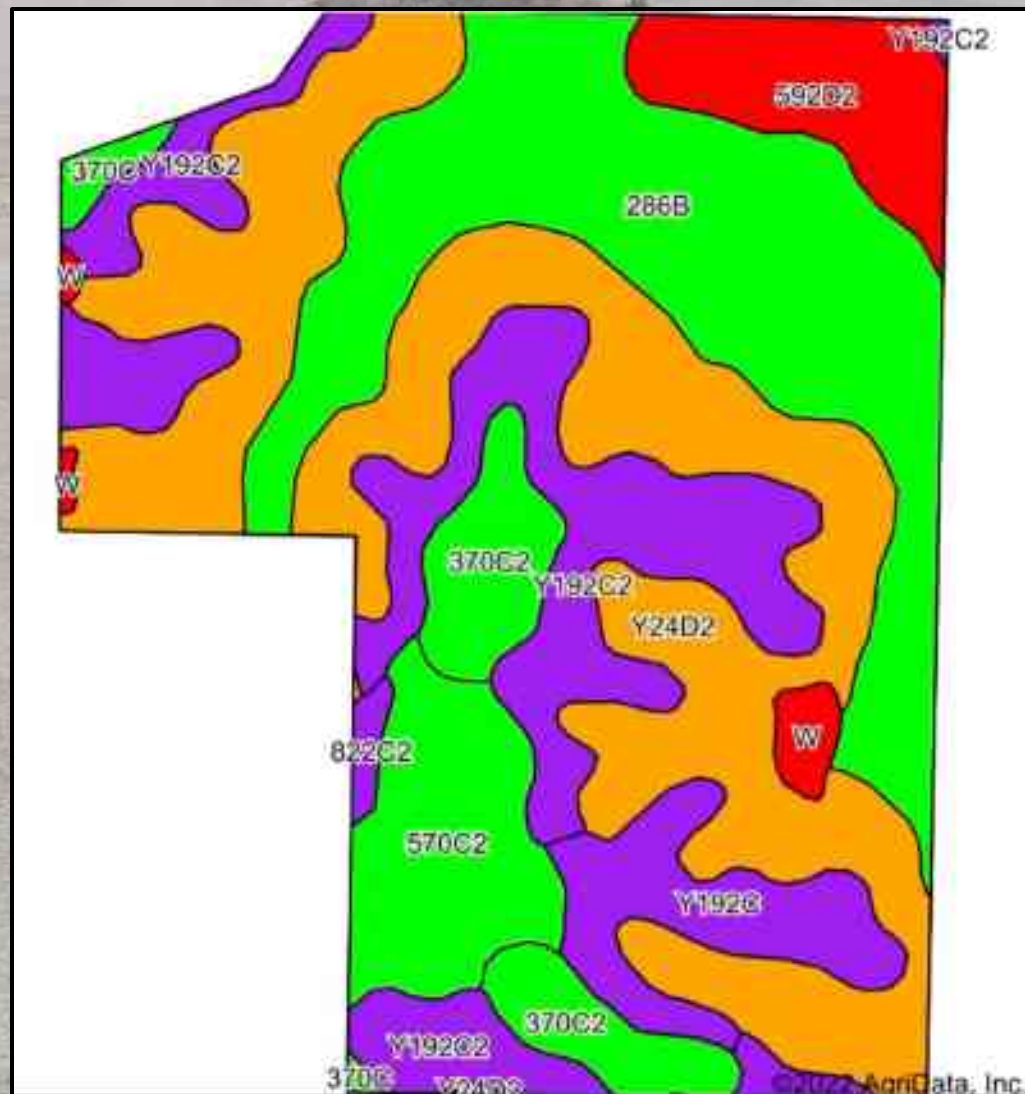


PPI, Inc. Office Location:
500 W. Temple St
Lenox, IA 50851
Dan Zech, Broker/Owner
Brennan Kester, Broker Assoc./Owner
Mark Pearson, Agent/Owner



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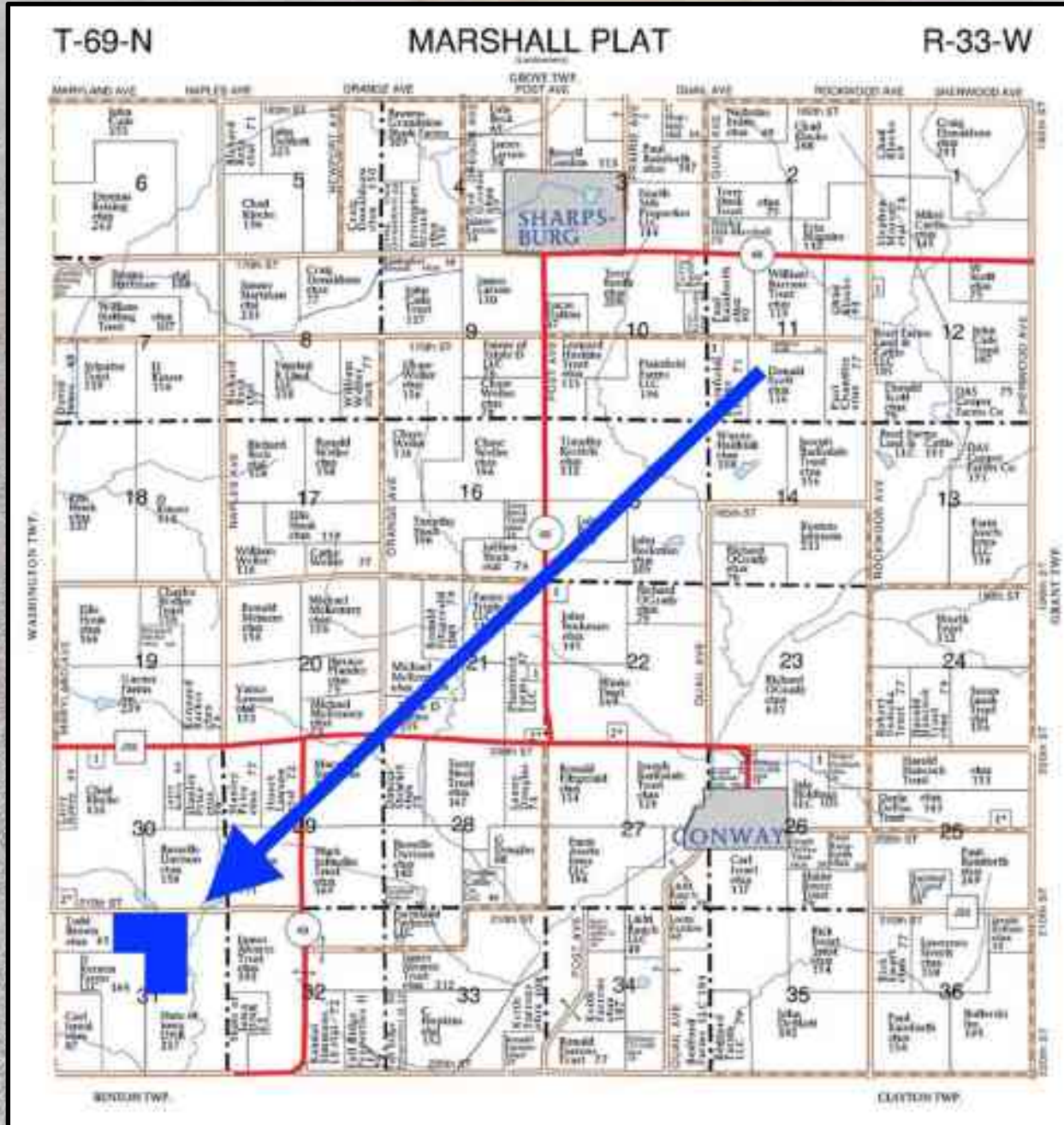
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Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class 'c'	% Corn Bu	% Alfalfa Tons	% Soybeans Bu	% Bluegrass Tons	% Tall Grasses Tons	CSR2**	CSR
Y34D2	Shelby clay loam, dissected till plain, 8 to 14 percent slopes, eroded	32.96	32.8%		IIIc	0	0	0	0	0	49	
288B	Colo-Judson-Hodaway complex, 0 to 5 percent slopes	23.34	23.2%		IIIc	216	4.5	62.8	3.9	6.5	80	85
Y1B2C2	Adair clay loam, dissected till plain, 5 to 9 percent slopes, eroded	18.17	18.1%		IIIc	0	0	0	0	0	33	
570C2	Hera silty clay loam, dissected till plain, 5 to 9 percent slopes, eroded	7.64	7.6%		IIIc	187.2	5.2	54.3	3.4	5.6	81	84
570C2	Sharpsburg silty clay loam, 5 to 9 percent slopes, eroded	5.69	5.7%		IIIc	204.8	5.7	59.4	3.7	6.1	80	87
592D2	Mystic silt loam, 8 to 14 percent slopes, moderately eroded	5.59	5.6%		Ivc	88	2.3	25.5	1.6	2.8	9	5
Y1B2C	Adair clay loam, dissected till plain, 5 to 9 percent slopes	6.41	6.4%		IIIc	0	0	0	0	0	36	
W	Water	1.06	1.1%			0	0	0	0	0	0	0
370C	Sharpsburg silty clay loam, 5 to 9 percent slopes	0.75	0.7%		IIIc	200.0	5.9	63.8	3.8	6.3	81	73
822C2	Lamoni silty clay loam, 5 to 9 percent slopes, eroded	0.51	0.5%		IIIc	129.5	3.4	37.5	2.3	3.9	32	20
Weighted Average					2.79	82	1.9	23.8	1.5	2.5	54	~



Robey Farm – Taylor Co., IA

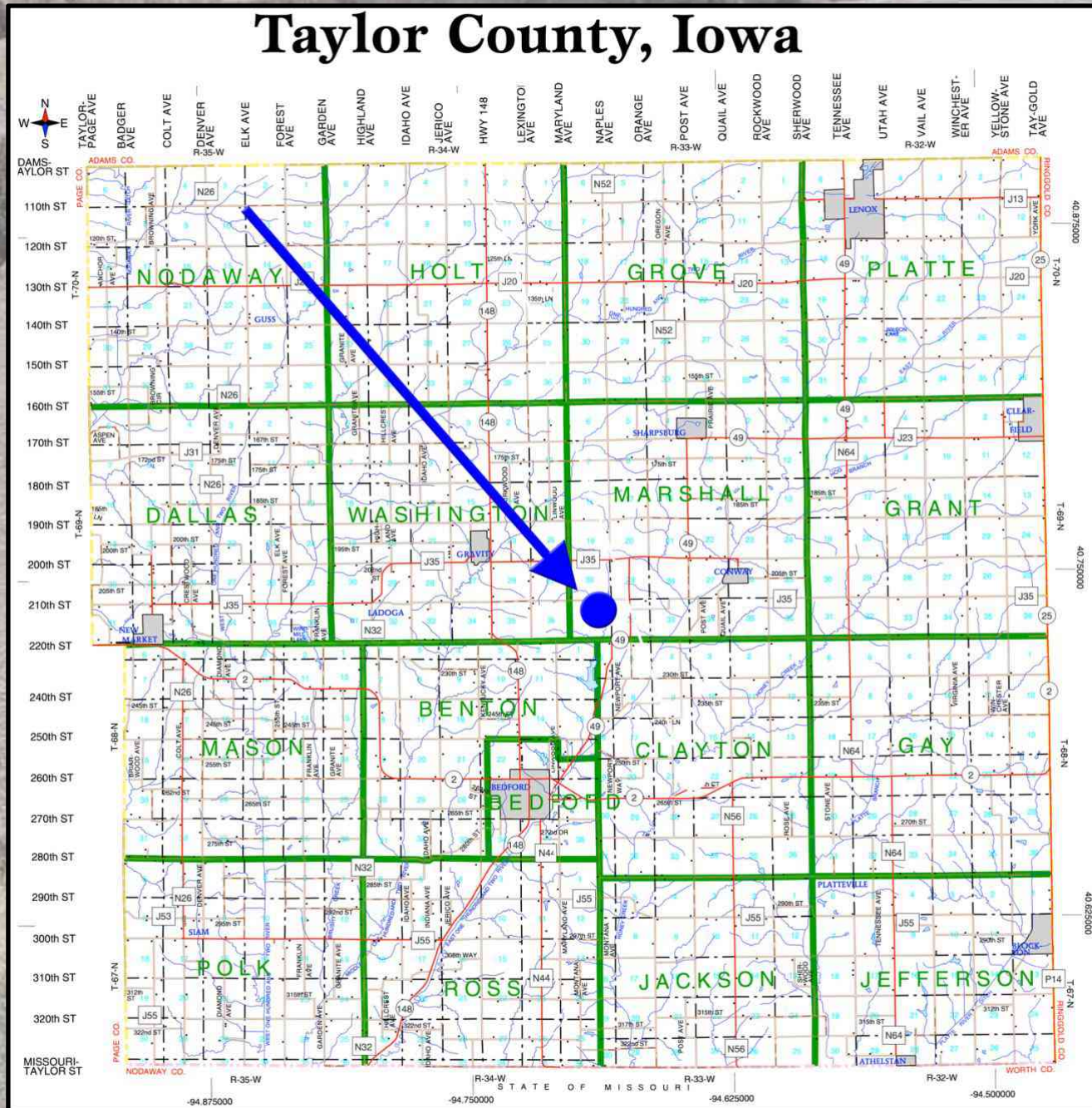
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