



# For Sale: 76 Taxable Acres, ML Near Gravity, Taylor Co., Iowa



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

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# Grashorn Farm – Taylor Co. 76 Taxable Acres, ML

**Asking Price:** \$418,000.00

**Town:** Gravity

**State:** IA

**Taxes:** \$3,860 (Taylor Co. Treasurer)

**Terms:** Cash, Payable at Closing

**Land Use:** Of 74.2 farmland acres, 51.67 effective cropland acres (Taylor County FSA)

**Possession:** Upon Closing

**FSA Description:** Corn Base 48.08, 83 PLC Yield (Taylor County FSA)

**CSR Description:** CSR2 - 45 (Surety Maps)

**Comments:** Brand new listing! Check back for updated comments or give listing agent Cole Wither a call at 712-621-0966 for more details!

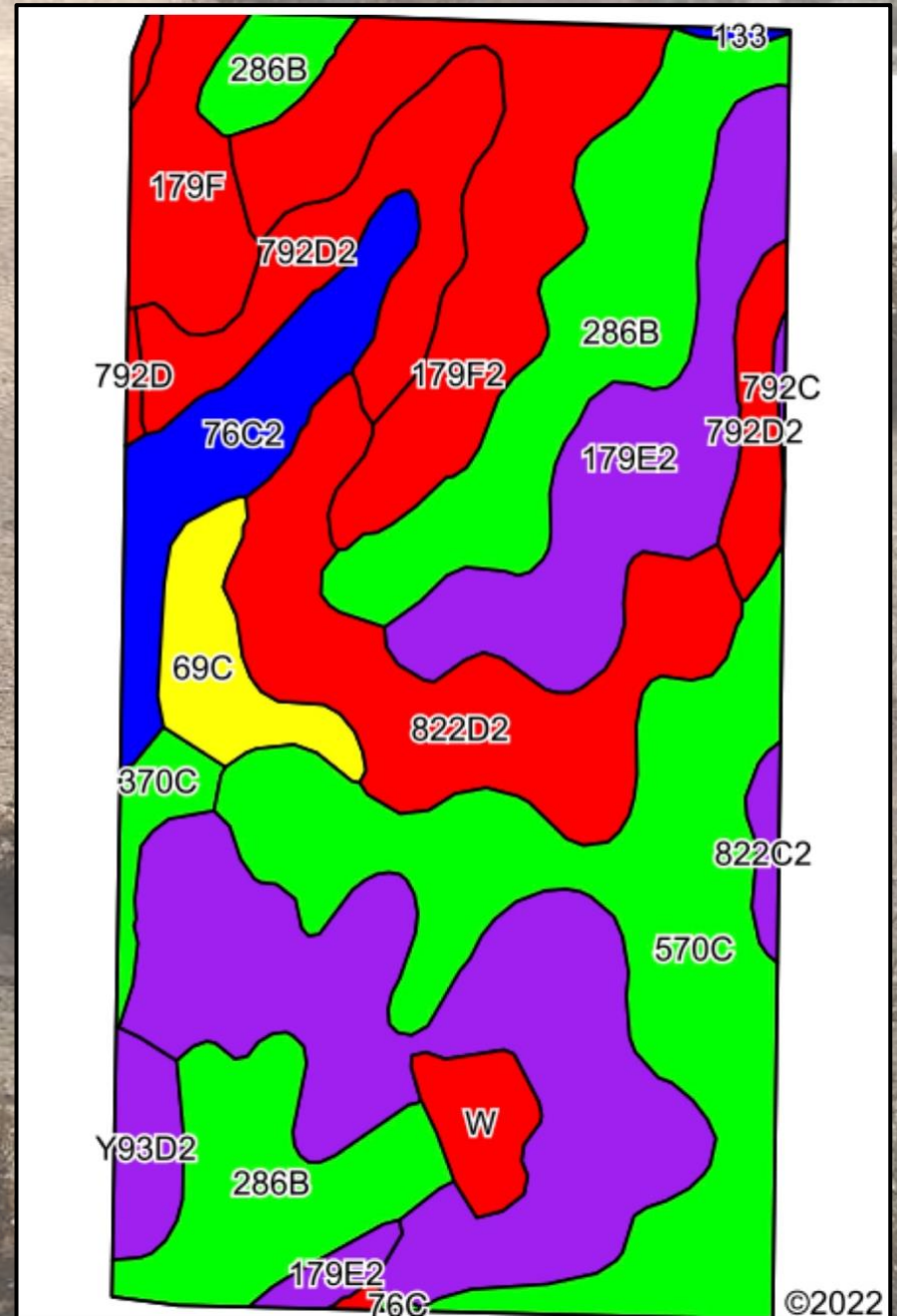
**Listing Agent:**  
**Cole Wither**  
**712-621-0966**

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





# Grashorn Farm – Taylor Co. 76 Taxable Acres, ML





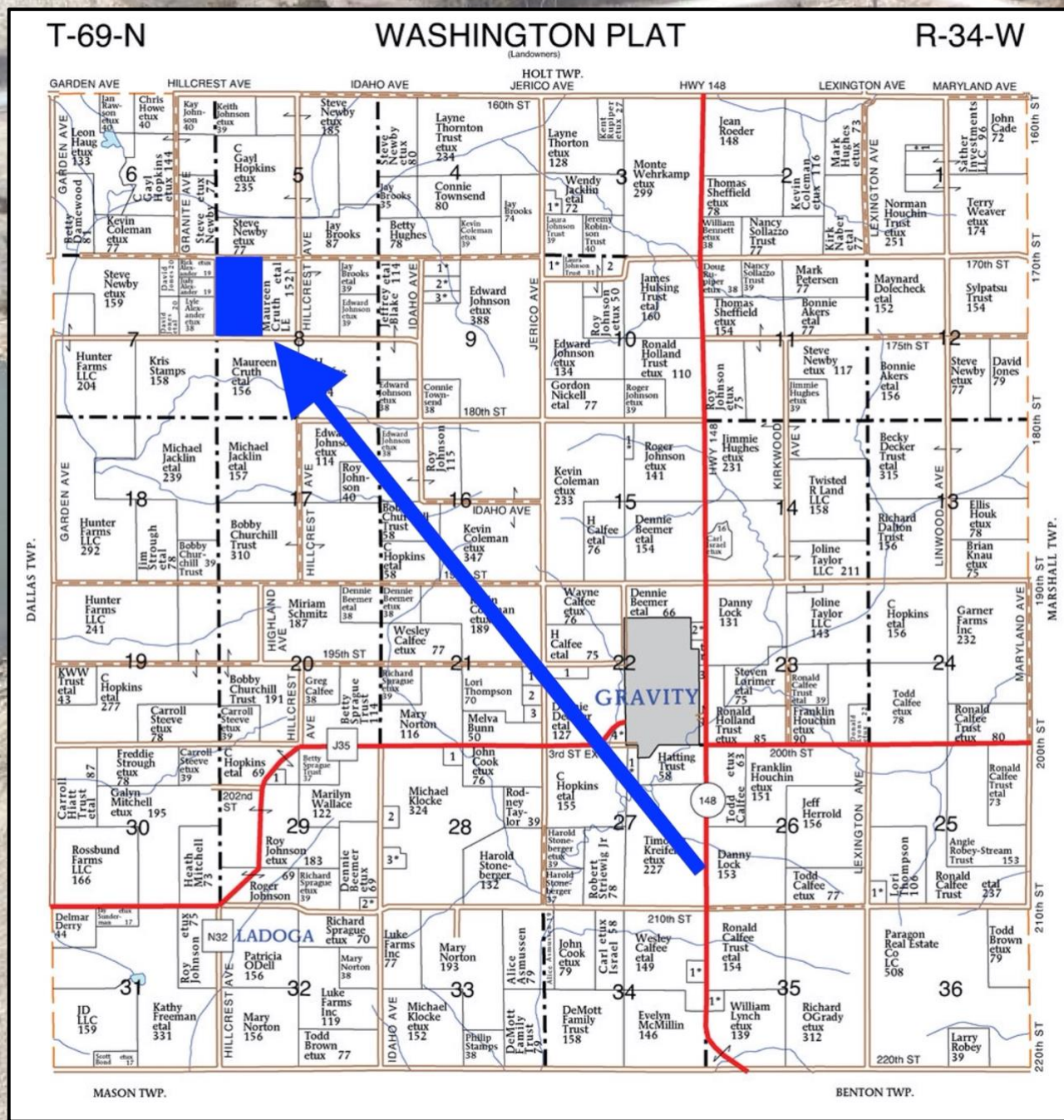


# Grashorn Farm – Taylor Co. 76 Taxable Acres, ML

## Soils Data

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	*i Corn Bu	*i Alfalfa Tons	*i Soybeans Bu	*i Bluegrass Tons	*i Tall Grasses Tons	CSR2**	CSR
570C	Nira silty clay loam, dissected till plain, 5 to 9 percent slopes	12.41	16.4%		Ille	192	5.4	55.7	3.5	5.8	84	69
822C2	Lamoni silty clay loam, 5 to 9 percent slopes, eroded	11.98	15.9%		Ille	129.6	3.4	37.6	2.3	3.9	32	30
286B	Colo-Judson-Nodaway complex, 0 to 5 percent slopes	11.90	15.8%		Ilw	216	4.5	62.6	3.9	6.5	80	65
179F2	Gara loam, dissected till plain, 18 to 25 percent slopes, eroded	7.28	9.6%		Vlle	115.2	3.2	33.4	2.1	3.5	16	13
822D2	Lamoni silty clay loam, 9 to 14 percent slopes, eroded	7.28	9.6%		IVe	100.8	2.6	29.2	1.8	3	10	15
179E2	Gara loam, dissected till plain, 14 to 18 percent slopes, eroded	6.80	9.0%		Vle	139.2	3.9	40.4	2.5	4.2	32	33
792D2	Armstrong clay loam, 9 to 14 percent slopes, moderately eroded	5.43	7.2%		IVe	88	2.3	25.5	1.6	2.6	5	13
76C2	Ladoga silty clay loam, dissected till plain, 5 to 9 percent slopes, eroded	3.70	4.9%		Ille	192	5.4	55.7	3.5	5.8	75	62
179F	Gara loam, 18 to 25 percent slopes	2.68	3.5%		Vle	120	3.4	34.8	2.2	3.6	18	15
69C	Clearfield silty clay loam, dissected till plain, 5 to 9 percent slopes	2.15	2.8%		Illw	168	3.5	48.7	3	5	59	50
W	Water	1.27	1.7%			0	0	0	0	0	0	0
Y93D2	Shelby-Adair clay loams, dissected till plain, 9 to 14 percent slopes, eroded	1.22	1.6%		Ille	0	0	0	0	0	35	
370C	Sharpsburg silty clay loam, 5 to 9 percent slopes	0.94	1.2%		Ille	209.6	5.9	60.8	3.8	6.3	81	72
792D	Armstrong loam, 9 to 14 percent slopes	0.30	0.4%		IVe	99.2	2.6	28.8	1.8	3	9	18
792C	Armstrong loam, 5 to 9 percent slopes	0.11	0.1%		Ille	128	3.3	37.1	2.3	3.8	35	31
133	Colo silty clay loam, deep loess, 0 to 2 percent slopes, occasionally flooded	0.10	0.1%		Ilw	204.8	4.3	59.4	3.7	6.1	78	80
Weighted Average					3.72	147.7	3.8	42.8	2.7	4.4	45	*-

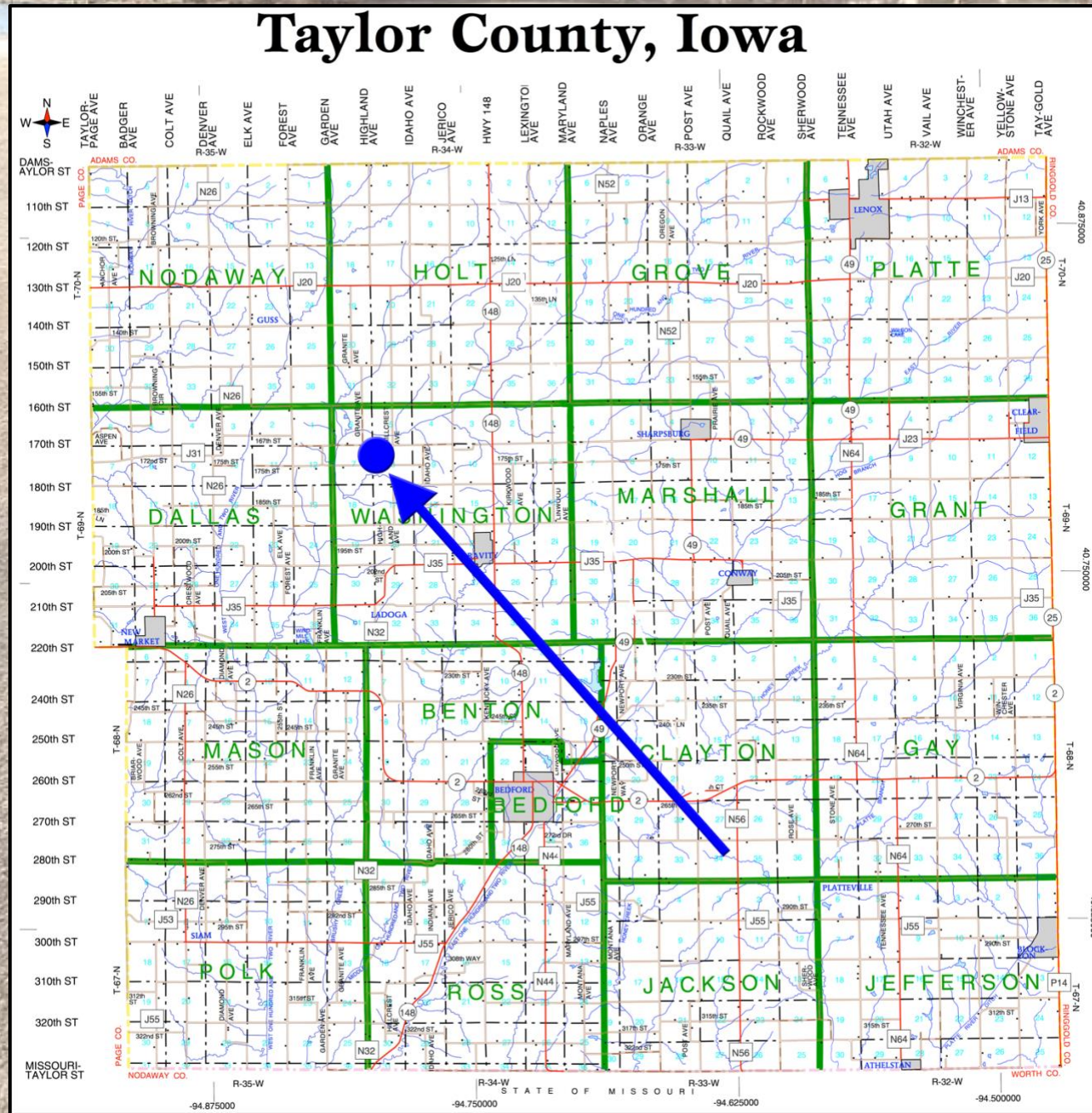








# Grashorn Farm – Taylor Co. 226 Taxable Acres, ML







# Grashorn Farm – Taylor Co. 76 Taxable Acres, ML

