



**For Sale: 68.25 Taxable Acres, ML
Calhoun Co., near Lake City, Iowa**



Call 641-333-2705 or visit southwestiowaland.com

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Pudenz 68 Farm – Calhoun Co., IA 68.25 Taxable Acres, ML

Asking Price: \$1,365,000.00

Town: Auburn

County: Sac

State: IA

Taxes: Estimated \$1,788 annually (Sac Co. Treasurer)

Terms: Cash, payable at closing

Land Use: Estimated 68.25 farmland acres, with estimated 65.16 cropland acres (Sac Co. FSA)

Possession: Upon closing

FSA Description: Corn Base 68.09, 117 PLC Yield. (Sac Co. FSA)

CSR Description: CSR2- 87.7 (Surety Maps)

Comments: Brand new listing! Check back for updated comments or 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



Pudenz 68 Farm – Sac County, IA 68.25 Taxable Acres, ML



Tillable

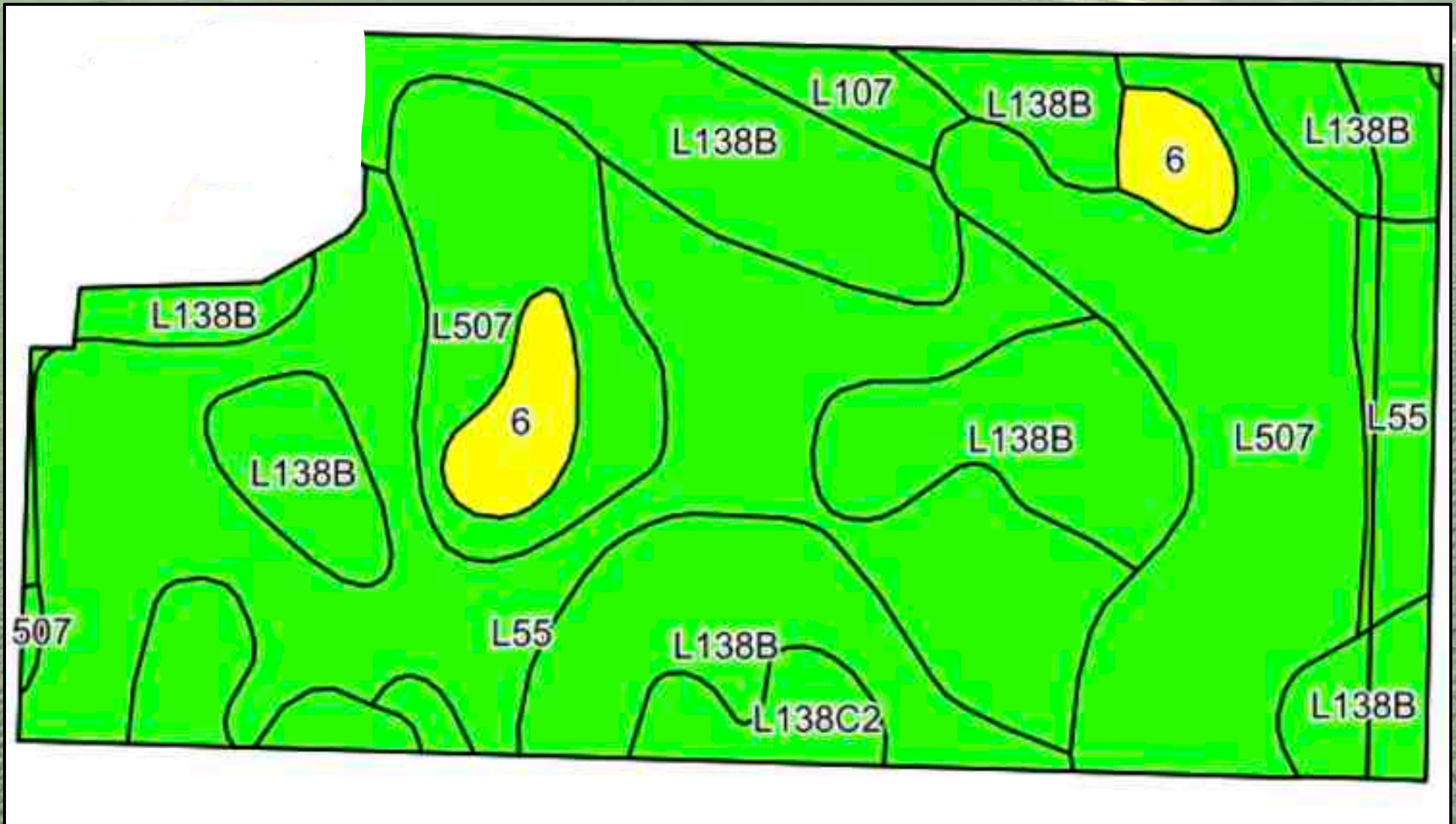


Taxable



Pudenz 68 Farm – Sac County, IA

68.25 Taxable Acres, ML

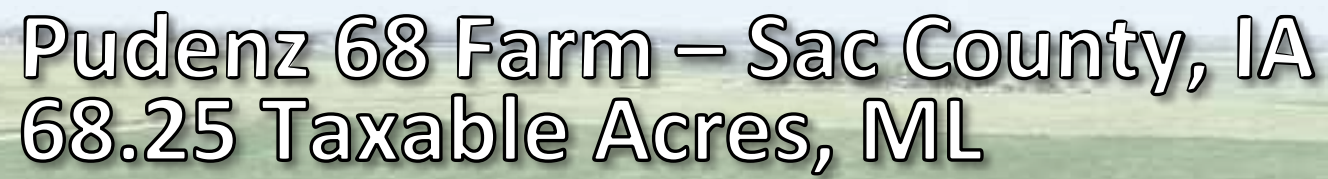




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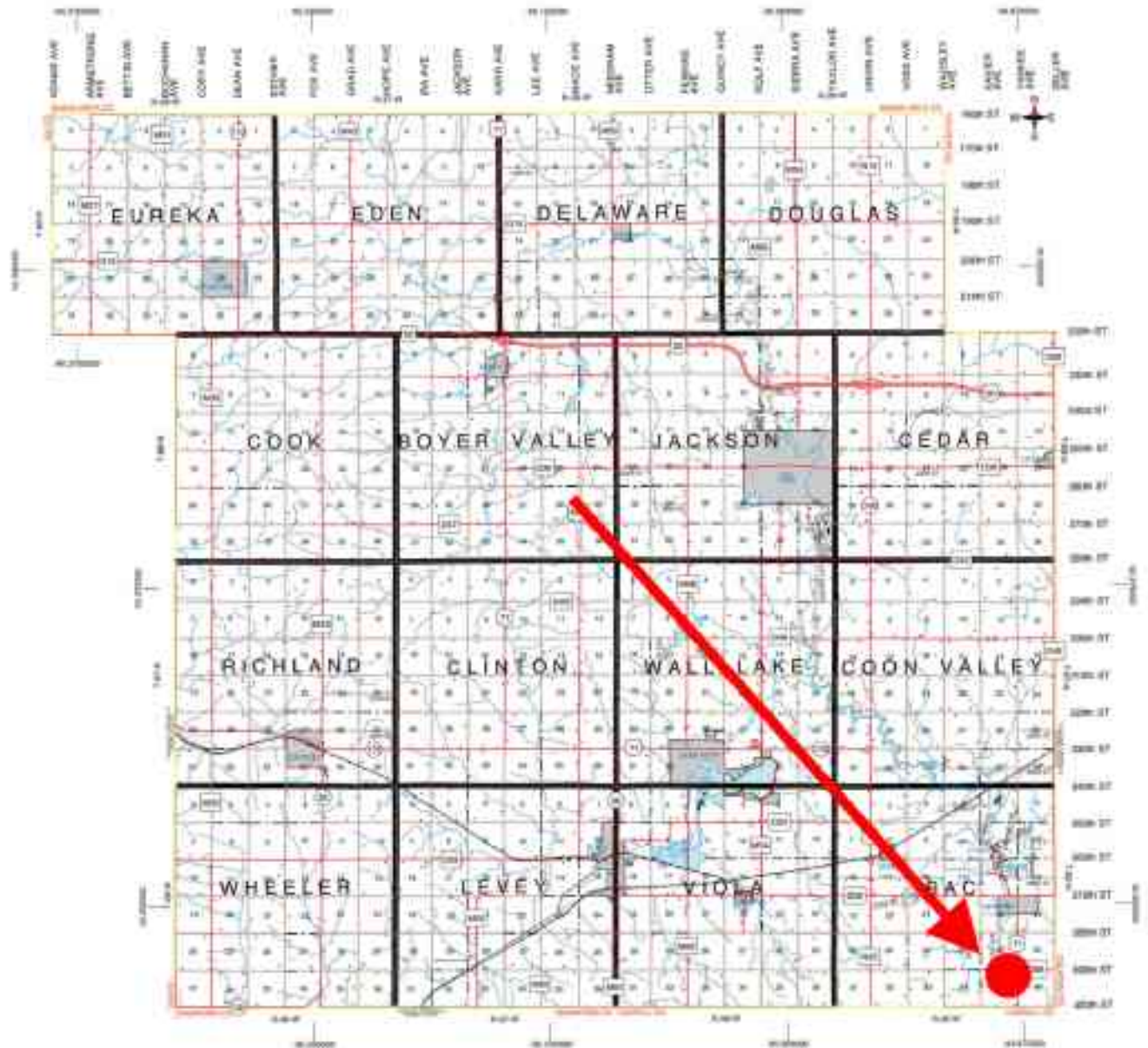
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	*i Corn Bu	*i Alfalfa Tons	*i Soybeans Bu	*i Bluegrass Tons	*i Tall Grasses Tons	CSR2**	CSR
L138B	Clarion loam, Bemis moraine, 2 to 6 percent slopes	25.72	35.8%		lle	80.0	2.2	23.2	1.4	2.4	88	
L55	Nicollet loam, 1 to 3 percent slopes	23.35	32.5%		le	0.0	0.0	0.0	0.0	0.0	91	
L507	Canisteo clay loam, Bemis moraine, 0 to 2 percent slopes	17.38	24.2%		llw	0.0	0.0	0.0	0.0	0.0	87	
6	Okoboji silty clay loam, 0 to 1 percent slopes	2.36	3.3%		lllw	177.6	3.7	51.5	3.2	5.3	59	55
L138C2	Clarion loam, Bemis moraine, 6 to 10 percent slopes, moderately eroded	1.84	2.6%		llle	0.0	0.0	0.0	0.0	0.0	83	
L107	Webster clay loam, Bemis moraine, 0 to 2 percent slopes	1.21	1.7%		llw	0.0	0.0	0.0	0.0	0.0	88	
Weighted Average					1.73	34.5	0.9	10	0.6	1	87.7	*-





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Sac County, Iowa





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