



For Sale: 114.27 Acres M/L Union Co., near Creston, Iowa



Call 641-333-2705 or visit southwestiowaland.com

The information contained in this prospectus was gathered from sources believed to be reliable. We do not guarantee this information and urge the prospective buyer to do further investigation on their own. PPI, Inc. is representing the Seller.



Mohr Farm – Union Co., IA 114.27 Taxable Acres, ML

Asking Price: \$939,500.00

Town: Creston

County: Union

State: IA

Taxes: \$1,794 annually (Treasurer)

Terms: Cash, payable at closing

Land Use: FSA shows 114.54 farmland acres with 30.64 effective cropland acres and 61.66 acres currently enrolled in CRP and approximately 15 acres, more or less, in timber. (FSA)

CRP Details: 61.66 acres, more or less, enrolled in the Conservation Reserve Program earning \$263.73 per acre totaling \$16,261.00 annually. The CRP contract expires in September of 2026.

Possession: Upon Closing

FSA Description: (info includes additional farm property not being sold – this information will need to be re-constituted with the Farm Service Agency) Corn Base 47.12, 174 PLC Yield; (FSA)

CSR Description: CSR2- 64.4 (Surety Maps)

Comments: Preferred Properties of Iowa, Inc., is proud to present the Mohr Farm! This property is located just South of Creston on hard surfaced, High and Dry Road. This high-quality farm has a combination of productive row crop acres along with strong CRP income. It also offers some recreational area with a pond and timber on the south edge of the property. The CRP contract expires in 2026 allowing you to transition those acres into row crop production. Some tile and terrace work has been performed throughout the farm. If you are in search of a great investment property or an addition to your farming operation with good recreational value, this one has it! Call or text Listing Agent, Brad Adamson, at 641-202-3862 to set up a private showing today!

Listing Agent:
Brad Adamson
641-202-3862



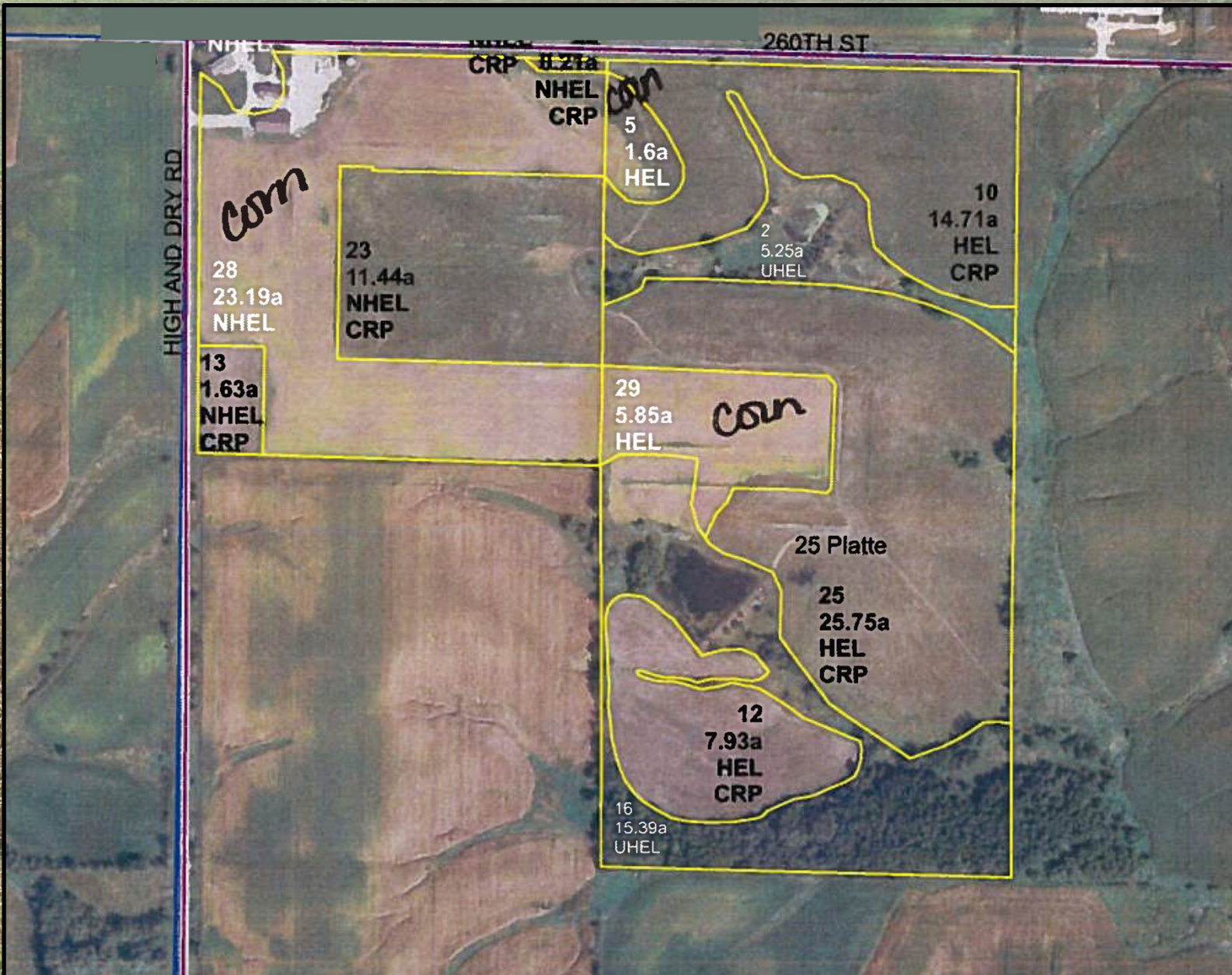
PPI, Inc. Office Location:
500 W. Temple St
Lenox, IA 50851

Dan Zech, Broker/Owner
Brennan Kester, Broker Assoc./Owner
Mark Pearson, Agent/Owner



Mohr Farm – Union Co., IA

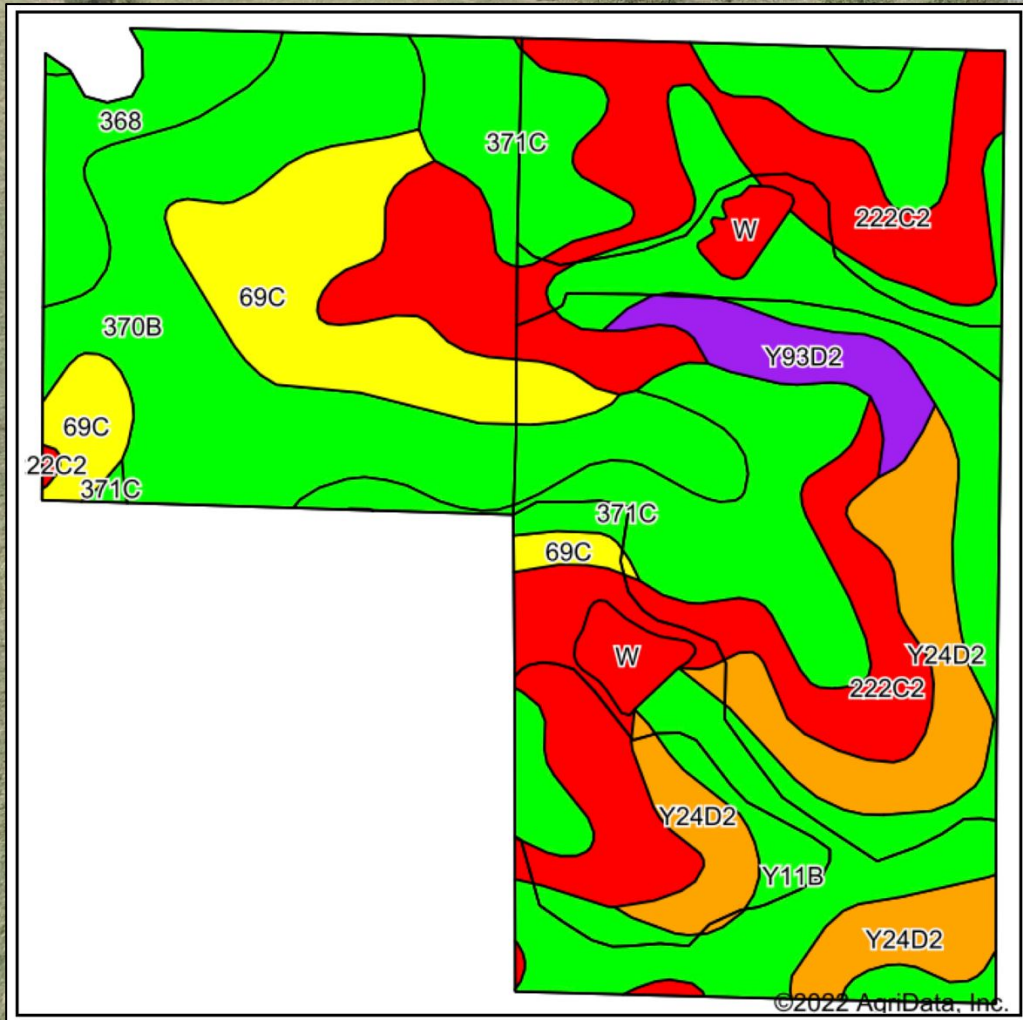
114.27 Taxable Acres, ML





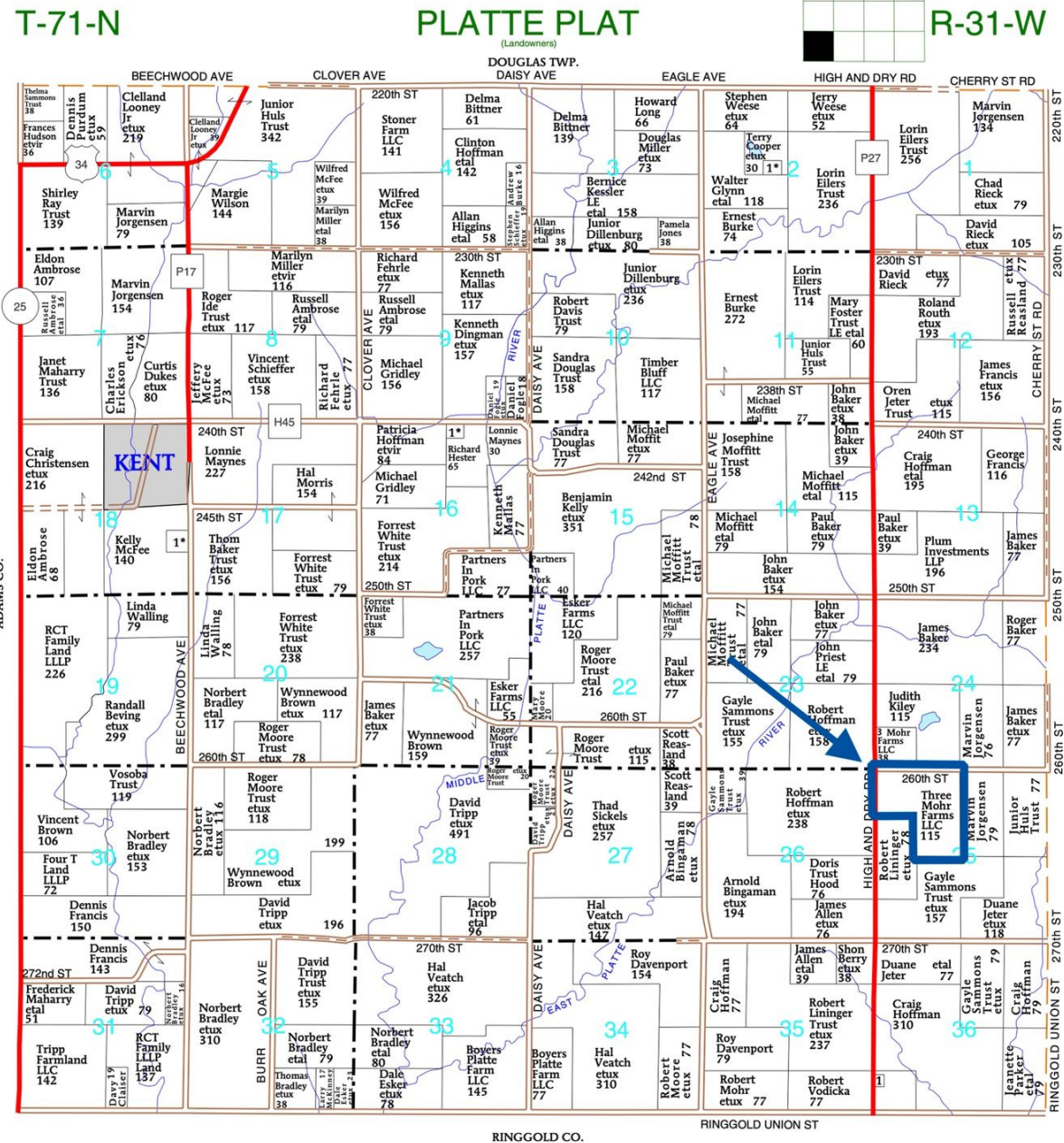
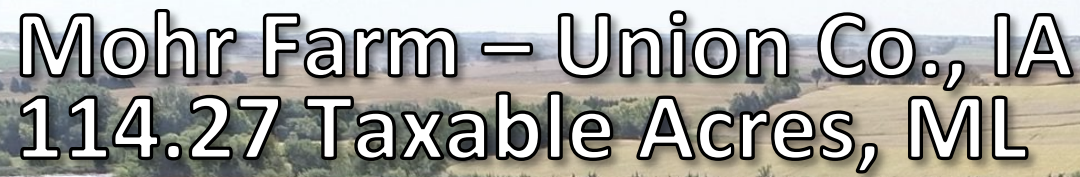
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Area Symbol: IA175, Soil Area Version: 24

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**
222C2	Clarinda silty clay loam, 5 to 9 percent slopes, moderately eroded	25.11	22.2%		IVw	140.8	3.0	40.8	2.5	4.2	28
371C	Nira-Sharpsburg silty clay loams, 5 to 9 percent slopes	18.91	16.7%		IIle	209.6	5.9	60.8	3.8	6.3	88
370B	Sharpsburg silty clay loam, 2 to 5 percent slopes	18.63	16.5%		Ile	225.6	6.3	65.4	4.1	6.8	91
Y11B	Colo, occasionally flooded-Ely silty clay loams, dissected till plain, 2 to 5 percent slopes	18.62	16.5%		IIw	0.0	0.0	0.0	0.0	0.0	80
69C	Clearfield silty clay loam, dissected till plain, 5 to 9 percent slopes	11.03	9.8%		IIIw	168.0	3.5	48.7	3.0	5.0	59
Y24D2	Shelby clay loam, dissected till plain, 9 to 14 percent slopes, eroded	10.86	9.6%		IIle	0.0	0.0	0.0	0.0	0.0	49
368	Macksburg silty clay loam, 0 to 2 percent slopes	3.99	3.5%		Iw	230.4	6.0	66.8	4.1	6.9	93
Y93D2	Shelby-Adair clay loams, dissected till plain, 9 to 14 percent slopes, eroded	3.04	2.7%		IIle	0.0	0.0	0.0	0.0	0.0	35
W	Water	2.06	1.8%			0.0	0.0	0.0	0.0	0.0	0
370C	Sharpsburg silty clay loam, 5 to 9 percent slopes	0.74	0.7%		IIle	209.6	5.9	60.8	3.8	6.3	81
Weighted Average					*-	129.5	3.3	37.5	2.3	3.9	64.4





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