



LAND AUCTION – 159 Acres, ML in 2 Tracts October 25th – 11AM – Villisca Comm Bldg.



Call 641-333-2705 or visit southwestiowaland.com

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LAND AUCTION – 159 Acres, ML in 2 Tracts

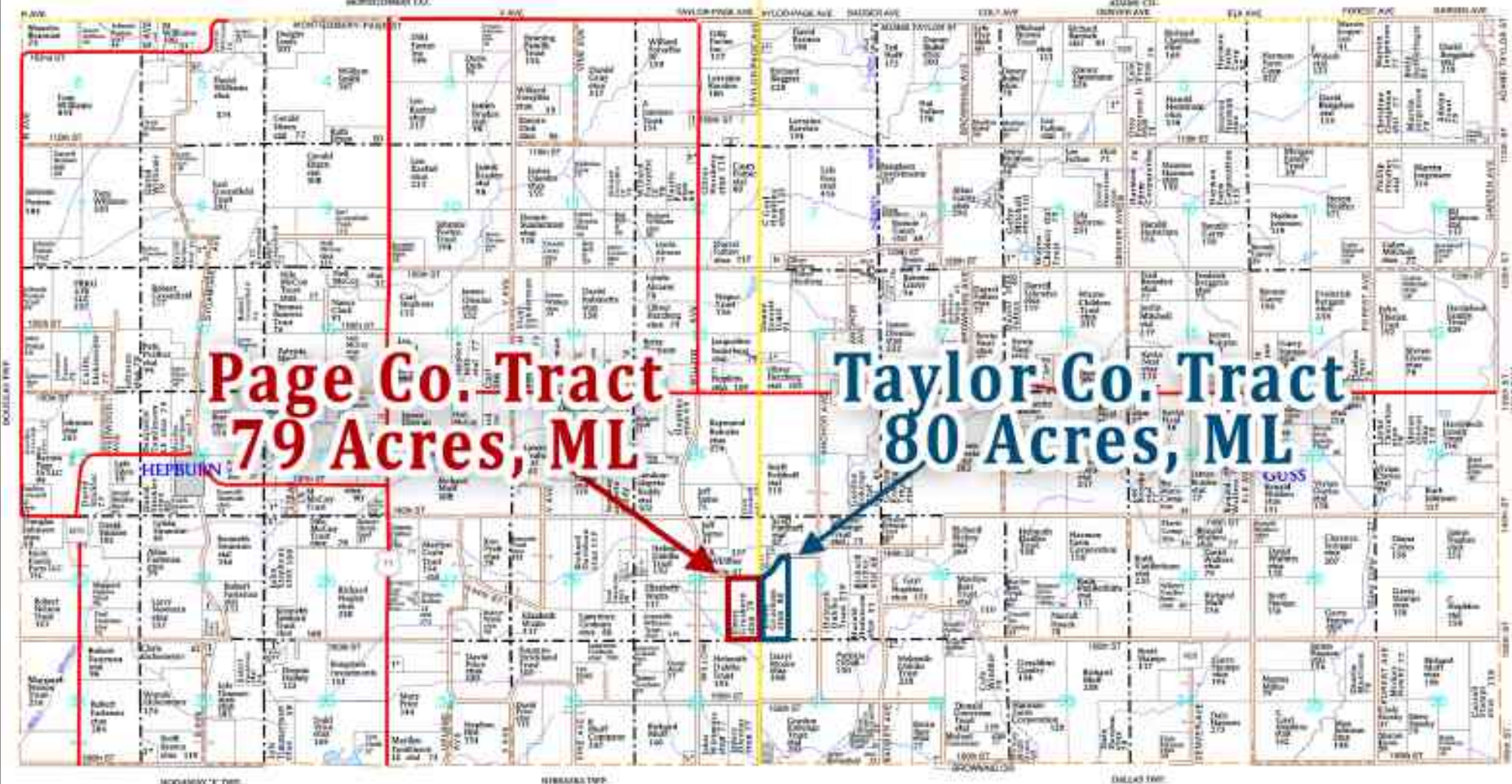
October 25th – 11AM – Villisca Comm Bldg.

Page County
T-70-N VALLEY PLAT R-36-W

Taylor County
T-70-N NODAWAY PLAT R-35-W

Page Co. Tract
79 Acres, ML

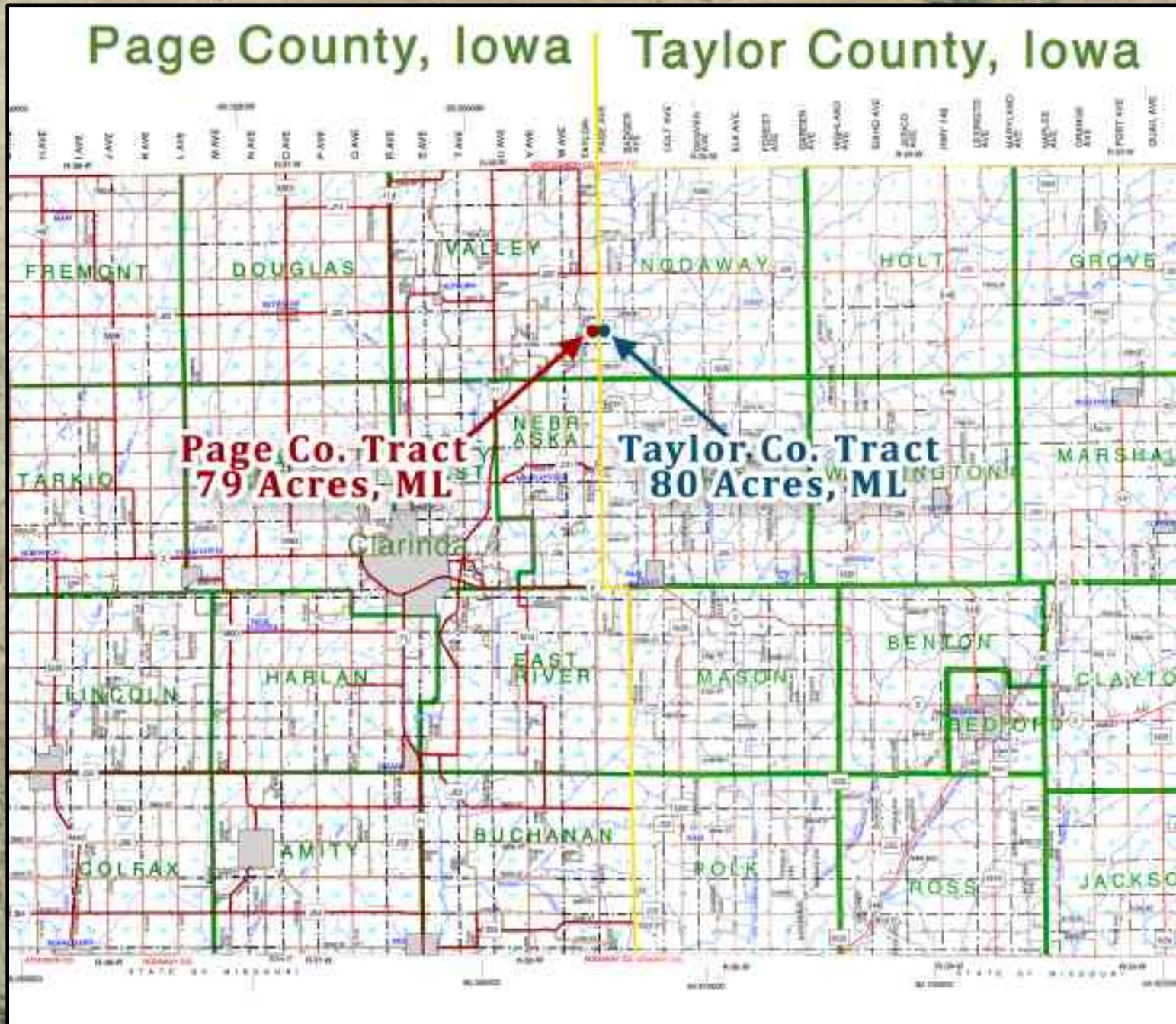
Taylor Co. Tract
80 Acres, ML





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LAND AUCTION – 159 Acres, ML in 2 Tracts Taylor Co. Tract – 80 Taxable Acres, ML

Asking Price: No Reserve Auction

Town: Villisca

County: Page

State: IA

Taxes: \$688 annually (Treasurer)

Terms: Cash, payable at closing

Land Use: FSA shows 81.59 farmland acres with an estimated 35 pasture acres and 44.64 CRP acres with the remainder in timber, etc. (FSA)

CRP Details: 44.64 acres, more or less, enrolled in the Conservation Reserve Program earning \$165.00 per acre totaling \$7,367.00 annually. The CRP contract expires in September of 2030.

Possession: Upon Closing

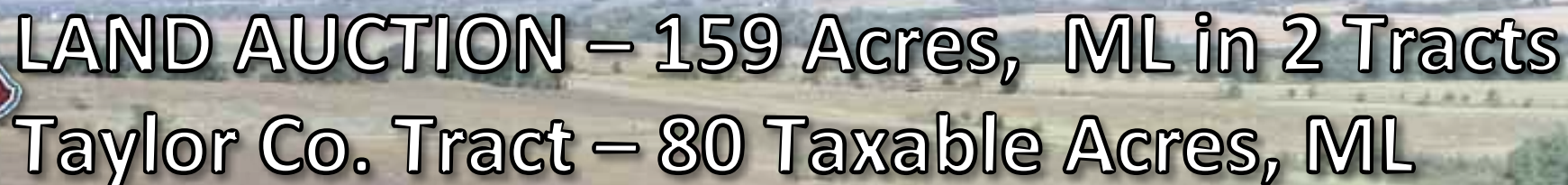
FSA Description: Corn Base 0.00, 0.00 PLC Yield, Soybean Base 0.00, 0.00 PLC Yield (FSA)

CSR Description: CSR2- 59.4 (Surety Maps)

Comments: Preferred Properties of Iowa, Inc., is proud to present the Taylor County Tract as one of 2 tracts being sold at Land Auction on October 25, 2022 at 11 AM at the Villisca Community Building in Villisca, Iowa. This fantastic tract features a CSR2 average near 60 and it features some nice income with acres in the Conservation Reserve Program. Several other acres of this property are operated as hay/pasture but this farm has a great deal of income potential. This farm is located in an excellent agriculture and this farm certainly features some good quality recreation characteristics as well. This farm would make an excellent addition to any operation or portfolio. Be sure to contact Seller's Agent Cole Winther to learn more or to schedule a private showing. We look forward to seeing you at the sale!

Listing Agent:
Cole Winther
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



Weighted Average	3.09	68.4	4	4981.3
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LAND AUCTION – 159 Acres, ML in 2 Tracts

Page Co. Tract – 79 Taxable Acres, ML

Asking Price: No Reserve Auction

Town: Villisca

County: Page

State: IA

Taxes: \$1,526 annually (Treasurer)

Terms: Cash, payable at closing

Land Use: FSA shows 76.68 farmland acres with 42.05 acres enrolled in CRP and an estimated 34 acres currently operated as hay/pasture with the remainder in timber and a building site. (FSA)

CRP Details: 42.05 acres, more or less, enrolled in the Conservation Reserve Program earning \$165.00 per acre totaling \$6,939.00 annually. The CRP contract expires in September of 2030.

Possession: Upon Closing

FSA Description: Corn Base 0.56, 101.00 PLC Yield, Soybean Base 0.00, 0.00 PLC Yield (FSA)

CSR Description: CSR2- 60.5 (Surety Maps)

COMMENTS: Preferred Properties of Iowa, Inc., is proud to present the Page County Tract as one of 2 tracts being sold at Land Auction on October 25, 2022 at 11 AM at the Villisca Community Building in Villisca, Iowa. This fantastic tract features a CSR2 average over 60 and it features some nice income with acres in the Conservation Reserve Program. Several other acres of this property are operated as hay/pasture but this farm has a great deal of income potential. This farm is located in an excellent agriculture area and this farm features some good quality recreation characteristics as well. This farm would make an excellent addition to any operation or portfolio. Be sure to contact Seller's Agent Cole Winther to learn more or to schedule a private showing. We look forward to seeing you at the sale!

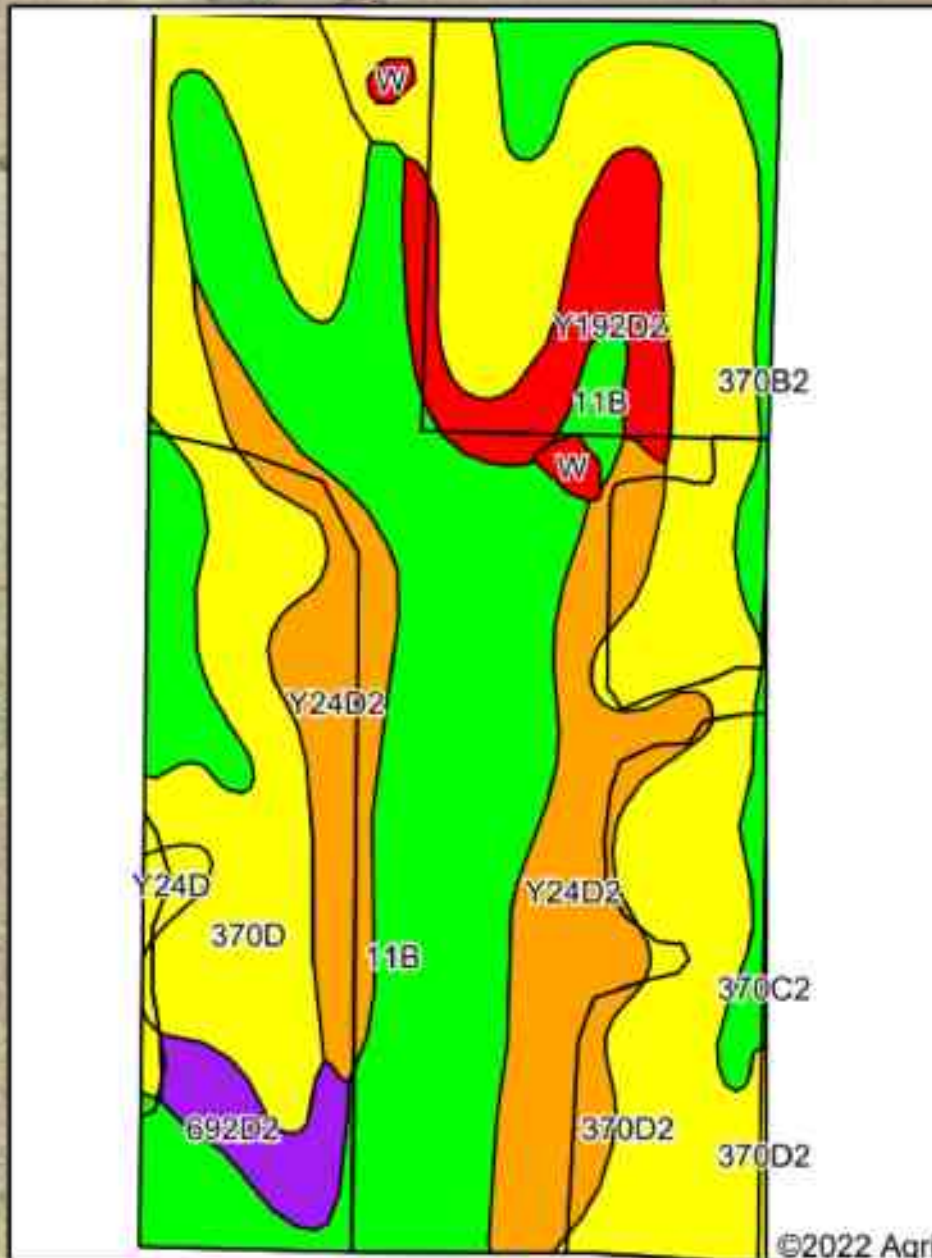
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Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class %	CSR2**	CSR	*n NCCPI Overall
11B	Colo-Judson silty clay loams, 0 to 5 percent slopes, occasionally flooded	20.00	26.1%		IIw	80	65	67
370D2	Sharpsburg silty clay loam, 9 to 14 percent slopes, eroded	19.17	25.0%		IIIe	54	55	80
Y24D2	Shelby clay loam, dissected till plain, 9 to 14 percent slopes, eroded	12.58	16.4%		IIIe	49		70
370D	Sharpsburg silty clay loam, 9 to 14 percent slopes	12.29	16.0%		IIIe	59	60	86
370B2	Sharpsburg silty clay loam, 2 to 5 percent slopes, eroded	5.70	7.4%		IIe	88	80	88
Y192D2	Adair clay loam, dissected till plain, 9 to 14 percent slopes, eroded	3.86	5.0%		IVe	16		64
692D2	Mayberry clay loam, 9 to 14 percent slopes, moderately eroded	1.87	2.4%		IVe	30	10	64
Y24D	Shelby loam, dissected till plain, 9 to 14 percent slopes	0.50	0.8%		IIIe	52		83
W	Water	0.42	0.5%			0	0	
370D2	Sharpsburg silty clay loam, 9 to 14 percent slopes, eroded	0.14	0.2%		IIIe	54	57	80
370C2	Sharpsburg silty clay loam, 5 to 9 percent slopes, eroded	0.06	0.1%		IIIe	60	67	84
Weighted Average					*-	60.5	*-	*n 81



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Taylor Co. Tract – 80 Taxable Acres, ML





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