



For Sale: 78.5 Taxable Acres, ML Near Creston, Union Co., Iowa



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Stevens Farm – Union Co. 78.5 Taxable Acres, ML

Asking Price: \$925,000.00

Town: Creston

State: IA

Taxes: \$3,190 Annually (Union Co. Treasurer)

Terms: Cash, Payable Upon Closing

Land Use: FSA reports 46.71 effective tillable acres, m/l, and an estimated 16.3 acres, m/l, could be converted to crop for estimated 63 potential tillable acres. (Union Co. FSA/Surety)

Possession: Upon Closing

FSA Description: Corn Base – 22.55, PLC Yield 115; Soybean Base 22.55, PLC Yield 40 (FSA)

CSR Description: CSR2 – 72.3 (Surety Maps)

Dwelling: 3 Bedroom, 1 bath, 1,248 sq. ft. w/ walkout basement and 3 car detached garage, built 1977 (Union Co. Assessor)

Outbuildings: Wooden Framed Shed (Union Co. Assessor)

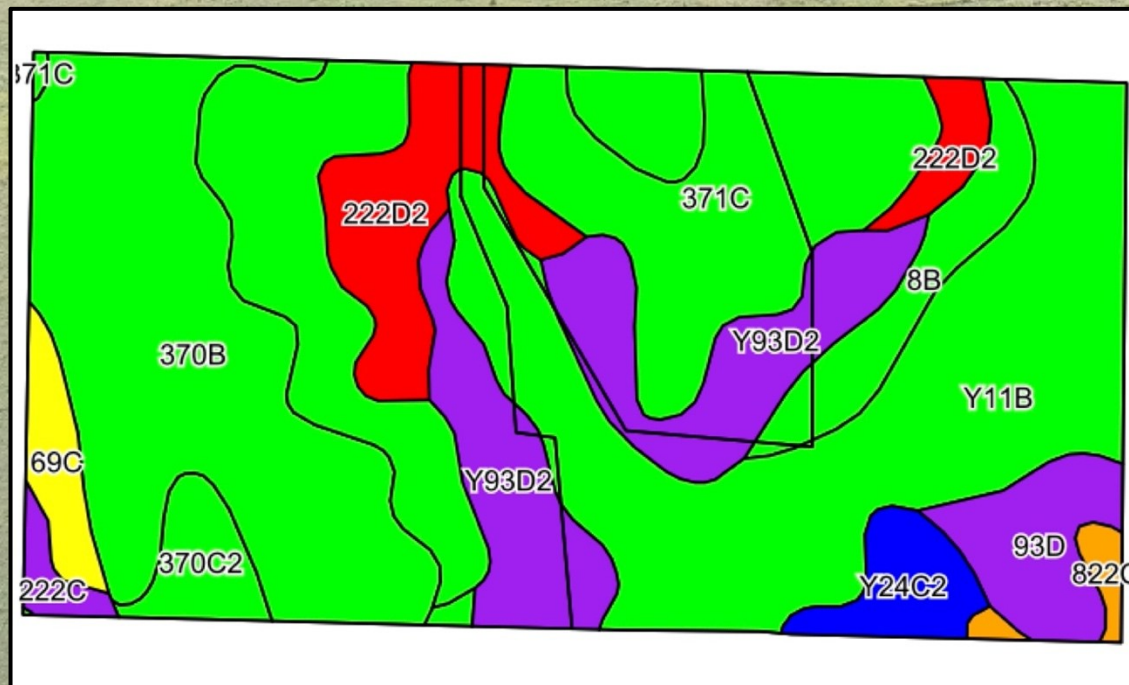
Comments: Preferred Properties of Iowa, Inc., is proud to present the Stevens Farm & Home property near Creston, Iowa. This fantastic property features extremely strong soils on a great highway location not far from Creston, Iowa. There are some acres currently being utilized as pasture, as well as hay, in addition to the strong crop ground but this farm property is an excellent candidate to convert to row crop to take advantage of the excellent soil types this farm has to offer! With some cleanup, this farm has the characteristics to be an excellent producer! In addition, this property also showcases a lovely ranch home, with 2 car detached garage, that has been extremely well-maintained in a gorgeous country setting. The Sellers are flexible about the potential of splitting the house from the farmland with acres that might suit a new buyer, so definitely take a look if you're in the market for a lovely home in a country acreage surroundings. This farm has the potential to be in extremely high demand -- contact PPI today to learn more about this excellent opportunity for anyone looking for an extremely well-located farm with high end soils, or someone looking for a great country home or even someone who is looking for both! Contact PPI today!

Listing Agent:
Dan Zech
712-303-7085

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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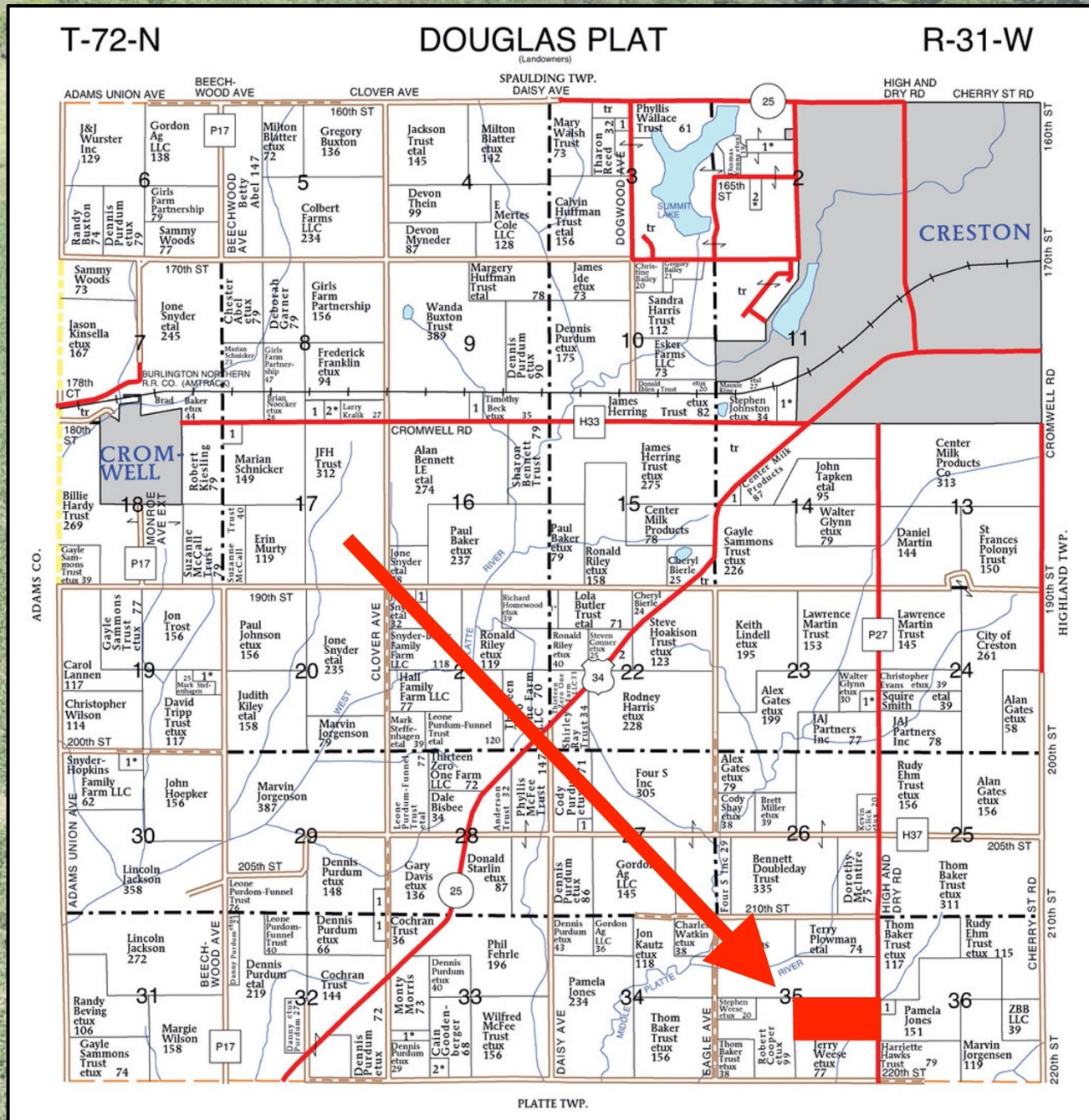
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Soils Data

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
Y11B	Colo, occasionally flooded-Ely silty clay loams, dissected till plain, 2 to 5 percent slopes	17.73	22.8%		Ilw	0.0	0.0	0.0	0.0	0.0	80	
370B	Sharpsburg silty clay loam, 2 to 5 percent slopes	17.19	22.1%		Ile	225.6	6.3	65.4	4.1	6.8	91	87
371C	Nira-Sharpsburg silty clay loams, 5 to 9 percent slopes	16.63	21.4%		Ille	209.6	5.9	60.8	3.8	6.3	88	69
Y93D2	Shelby-Adair clay loams, dissected till plain, 9 to 14 percent slopes, eroded	8.76	11.3%		Ille	0.0	0.0	0.0	0.0	0.0	35	
222D2	Clarinda silty clay loam, dissected till plain, 9 to 14 percent slopes, eroded	5.46	7.0%		IVe	112.0	2.4	32.5	2.0	3.4	17	10
8B	Judson silty clay loam, dissected till plain, 2 to 5 percent slopes	2.90	3.7%		Ile	230.4	6.5	66.8	4.1	6.9	93	82
93D	Adair-Shelby clay loams, 9 to 14 percent slopes	2.83	3.6%		IVe	144.0	3.7	41.8	2.6	4.3	35	30
Y24C2	Shelby clay loam, dissected till plain, 5 to 9 percent slopes, eroded	1.87	2.4%		Ille	0.0	0.0	0.0	0.0	0.0	73	
370C2	Sharpsburg silty clay loam, 5 to 9 percent slopes, eroded	1.76	2.3%		Ille	204.8	5.7	59.4	3.7	6.1	80	67
69C	Clearfield silty clay loam, dissected till plain, 5 to 9 percent slopes	1.47	1.9%		Illw	168.0	3.5	48.7	3.0	5.0	59	50
222C	Clarinda silty clay loam, 5 to 9 percent slopes	0.63	0.8%		IVw	145.6	3.1	42.2	2.6	4.4	31	30
822C	Lamoni silty clay loam, 5 to 9 percent slopes	0.58	0.7%		Ille	134.4	3.5	39.0	2.4	4.0	42	35
Weighted Average					2.63	126.3	3.4	36.6	2.3	3.8	72.3	*-

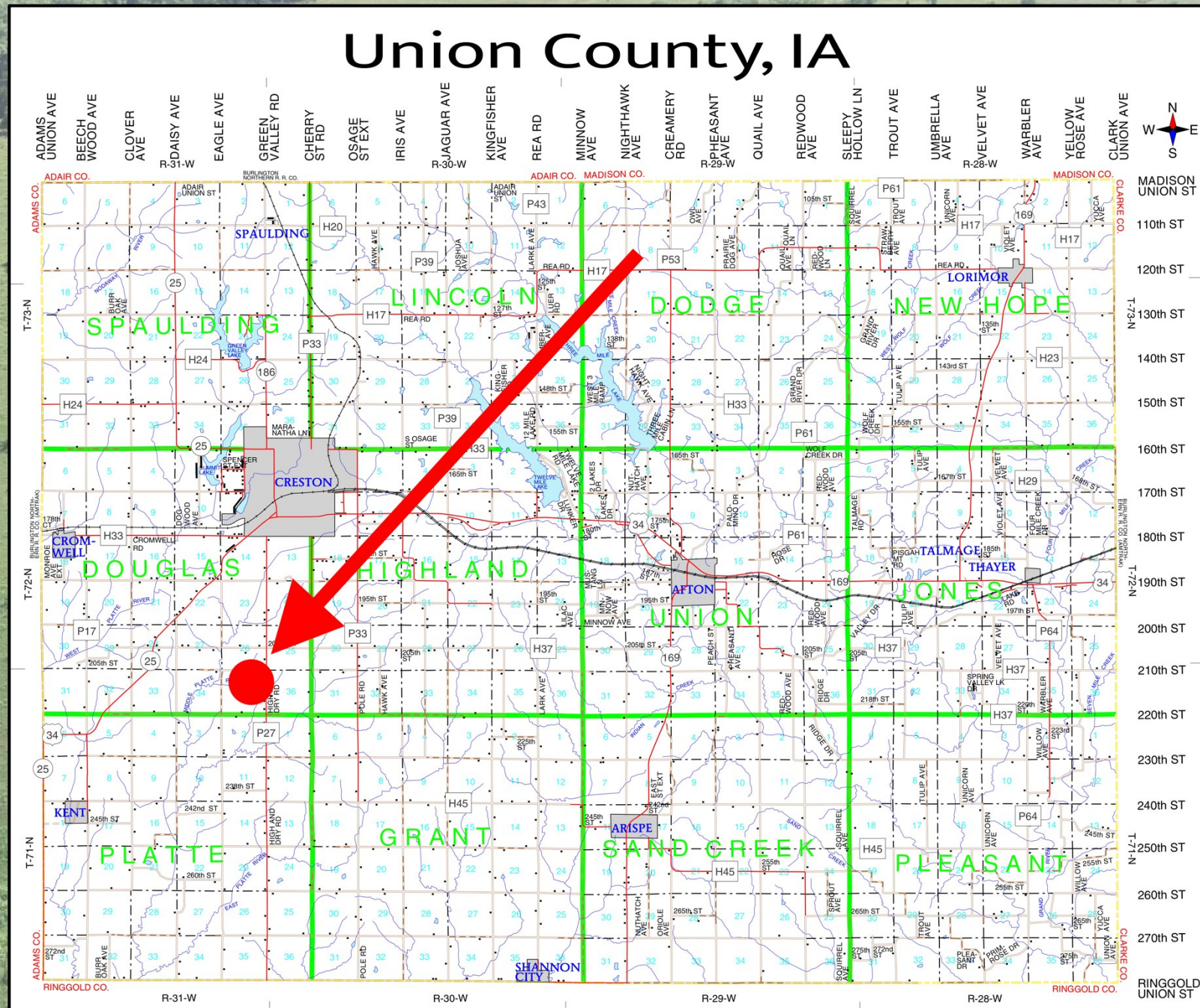


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