



**For Sale: 162.5 Taxable Acres, ML
Adams County, Near Carbon, 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.



PCFA Farm – Adams Co., IA 162.5 Taxable Acres, ML

Asking Price: \$1,056,250.00

Town: Carbon

County: Adams

State: IA

Taxes: \$2,936 annually (Adams Co. Treasurer)

Terms: Cash, payable at closing

Land Use: Estimated 130.59 acres enrolled in the Conservation Reserve Program (CRP), remainder in timber (FSA)

Possession: Upon closing

CRP Description: Estimated 130.59 acres enrolled at \$279.88 per acre for an annual payment of \$36,550.00, with an expiration date of 9/2027 (FSA)

FSA Description: Info coming soon (FSA)

CSR Description: CSR2- 54.9 (Surety Maps)

Comments: Preferred Properties of Iowa, Inc., is proud to present the PCFA Farm in Northwest Adams County! This property consists of 162.5 taxable acres and truly has amazing Conservation Reserve Program (CRP) income that doesn't expire until 2027! This farm earns nearly \$280 per acre on about 130 acres for an excellent annual CRP payment of \$36,550! This is in addition to the great recreation potential this property has, with its grass acres, areas of timber and pond. This property is a must-see if you want to enjoy outdoor recreation while earning fantastic income! Contact Listing Agent Tom Miller today at 641-333-2705 to learn more or to schedule a private showing!

Listing Agent:
Tom Miller
712-621-1281



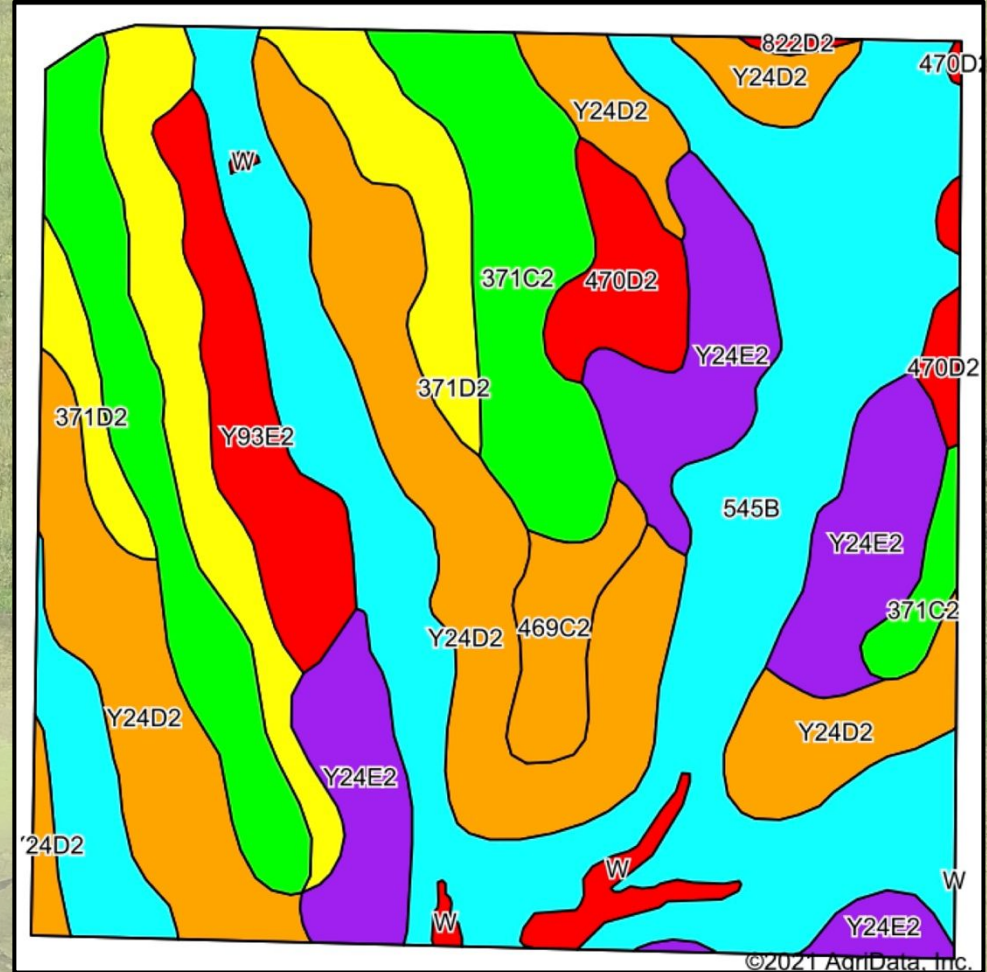
PPI, Inc. Office Location:
500 W. Temple St
Lenox, IA 50851

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



PCFA Farm – Adams Co., IA

162.5 Taxable Acres, ML





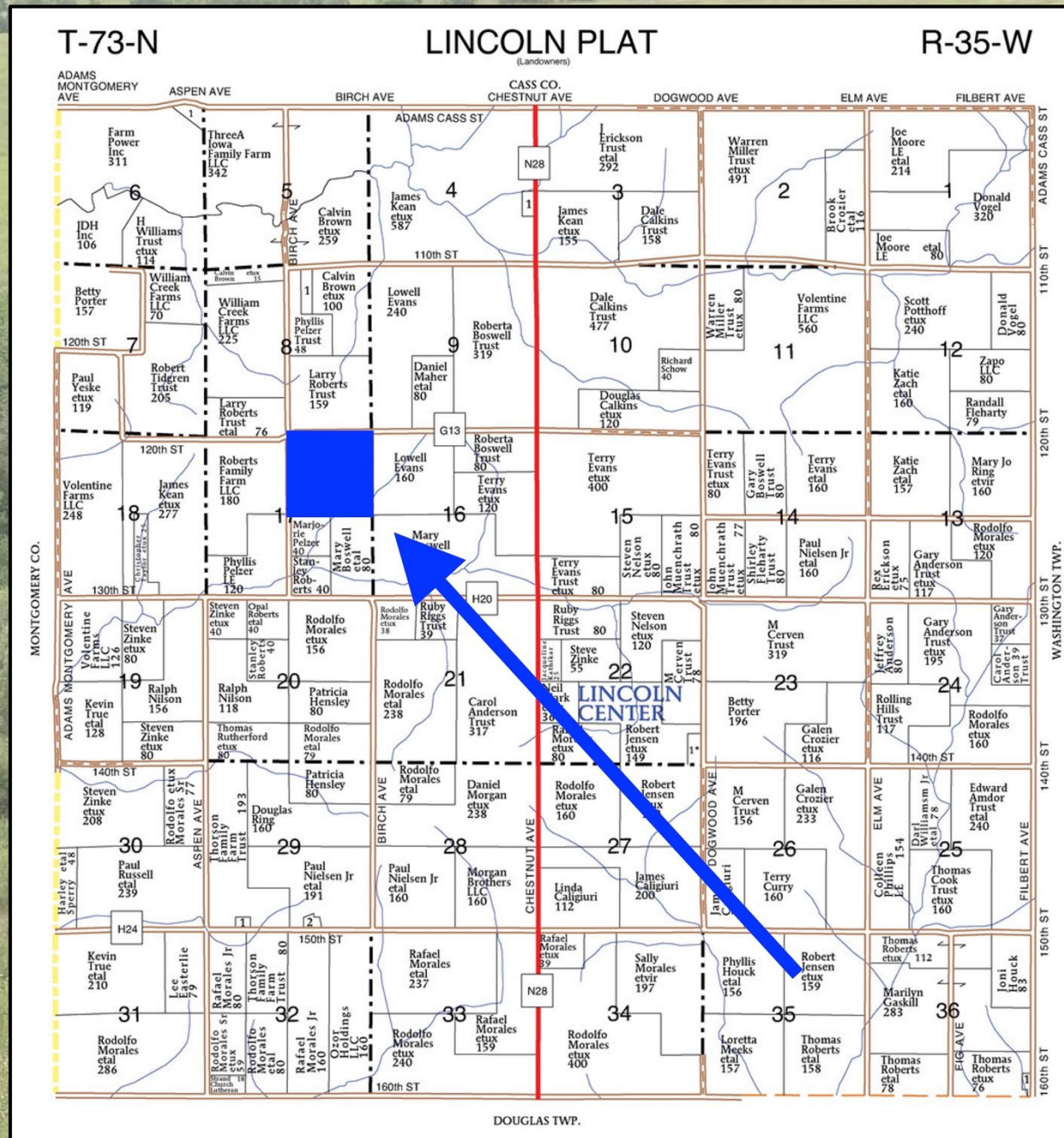
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Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	*i Corn	*i Alfalfa	*i Soybeans	*i Bluegrass	*i Tall Grasses	CSR2**	CSR
545B	Zook-Ely-Gullied land complex, 2 to 5 percent slopes	45.78	30.4%		Ile	177.6	3.7	51.5	3.2	5.3	64	52
Y24D2	Shelby clay loam, dissected till plain, 9 to 14 percent slopes, eroded	34.00	22.6%		IIle	0	0	0	0	0	49	
371C2	Sharpsburg-Nira silty clay loams, 5 to 9 percent slopes, eroded	20.80	13.8%		IIle	168	4.7	48.7	3	5	83	64
Y24E2	Shelby clay loam, dissected till plain, 14 to 18 percent slopes, eroded	17.72	11.8%		IVe	0	0	0	0	0	35	
371D2	Sharpsburg-Nira silty clay loams, 9 to 14 percent slopes, eroded	15.04	10.0%		IIle	176	4.9	51	3.2	5.3	57	54
Y93E2	Shelby-Adair clay loams, dissected till plain, 14 to 18 percent slopes, eroded	6.78	4.5%		IVe	0	0	0	0	0	28	
470D2	Lamoni-Shelby complex, 9 to 14 percent slopes, moderately eroded	4.90	3.3%		IVe	134.4	3.5	39	2.4	4	26	25
469C2	Lamoni-Clarinda-Shelby complex, 5 to 9 percent slopes, eroded	3.46	2.3%		IIle	160	3.4	46.4	2.9	4.8	44	30
W	Water	1.84	1.2%			0	0	0	0	0	0	0
822D2	Lamoni silty clay loam, 9 to 14 percent slopes, eroded	0.23	0.2%		IVe	100.8	2.6	29.2	1.8	3	10	15
Weighted Average						103	2.5	29.9	1.9	3.1	54.9	*-

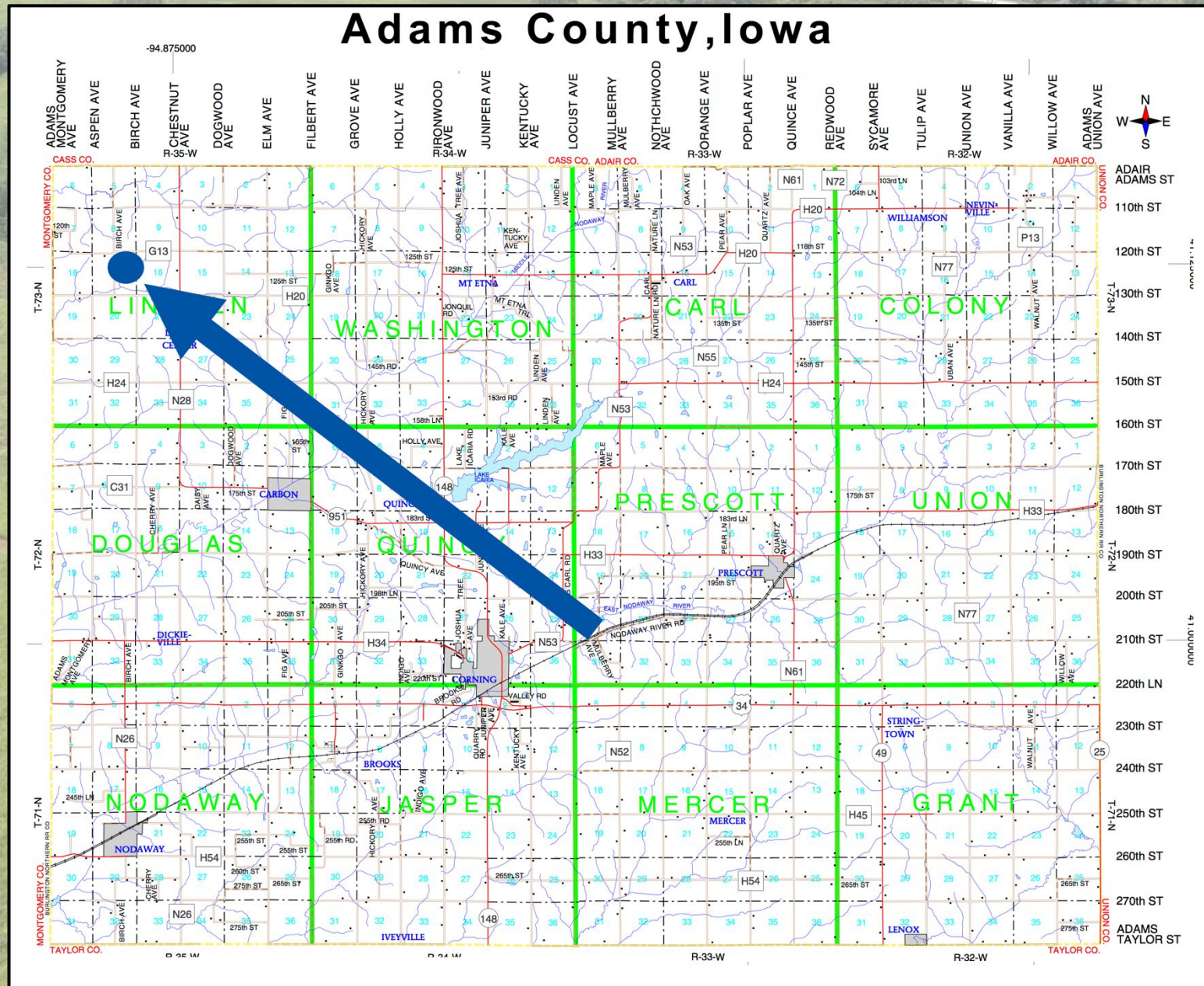


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