



For Sale: 79 Taxable Acres, ML
Adams Co., near Carbon, Iowa



Call 641-333-2705 or visit southwestiowaland.com



EQUAL HOUSING
OPPORTUNITY

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.



Pudenz 79 Farm – Adams Co., IA

79 Taxable Acres, ML

Asking Price: \$513,500.00

Town: Carbon

County: Adams

State: IA

Taxes: \$1,688 annually (Adams Co. Treasurer)

Terms: Cash, Payable at Closing

Land Use: FSA shows 78.78 farmland acres, with 77.47 cropland acres, of which there are 12.25 acres of effective cropland and 65.22 acres in CRP. (Adams Co. FSA)

Possession: Upon Closing

CRP Description: 65.22 acres enrolled at \$284.34 per acre for an annual payment of \$18,545.00, with an expiration date of 9/2027. (Adams Co. FSA)

FSA Description: Corn Base 6.19, 128 PLC Yield; Soybean Base 6.06, PLC Yield 39. (Adams Co. FSA)

CSR Description: CSR2- 63.3 (Surety Maps)

Comments: Preferred Properties of Iowa, Inc., is proud to present the Pudenz 79 Farm in Adams County! This farm features excellent annual income! With strong Conservation Reserve Program (CRP) payments through 2027 and solid row crop production acres, this farm is a great earner! With nice CSR2 average of 63.3 and very productive soils, this farm looks to be a solid earner for the future as well. Add in the recreation potential that CRP habit can provide, there is value in all corners of this property. With quality farm real estate remaining in extremely high demand, don't hesitate on this excellent opportunity. Contact Listing Agent Tom Miller at 712-621-1281 to schedule your private showing of this fantastic farm property today!

Listing Agent:
Tom Miller
712-621-1281



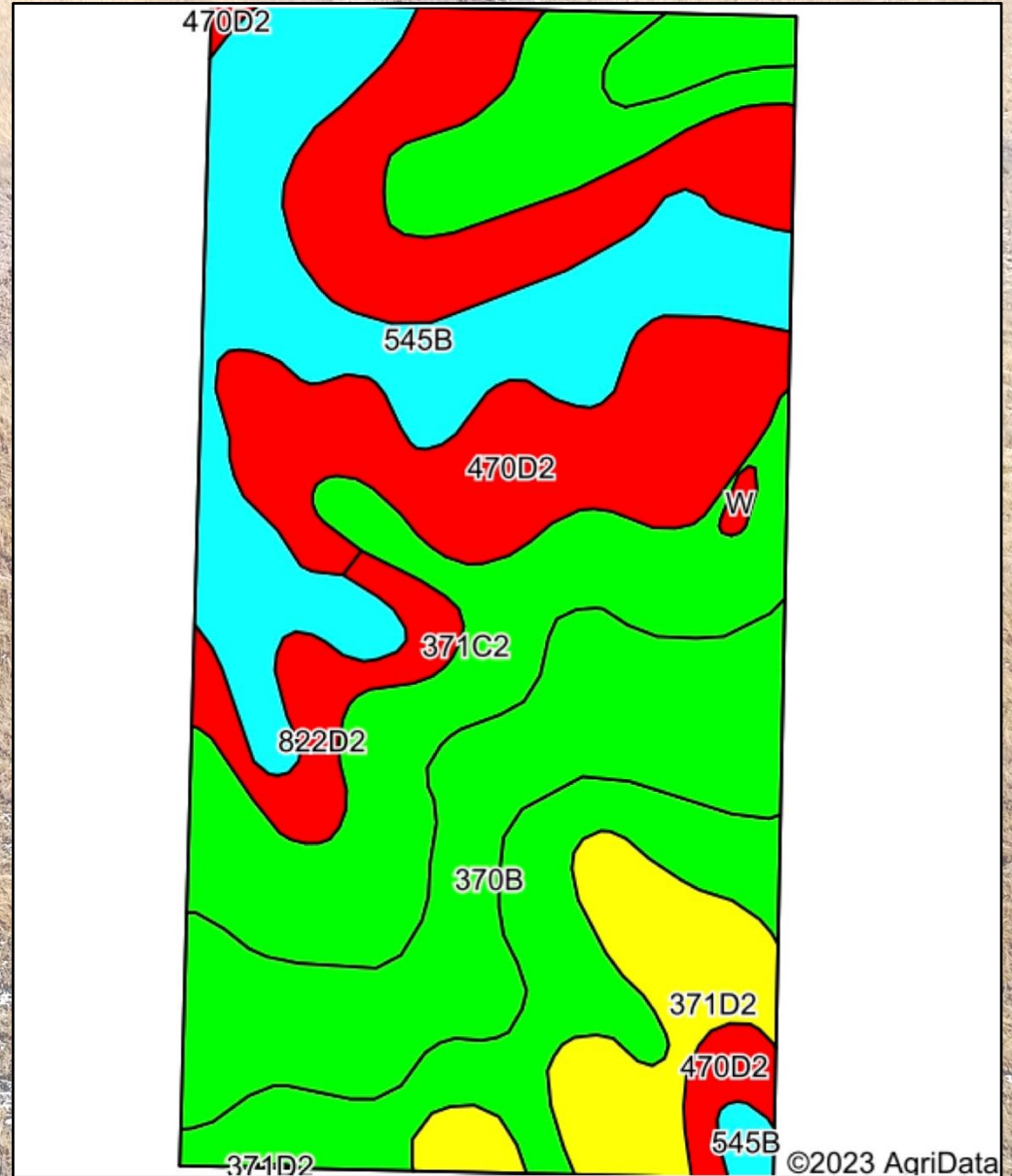
PPI, Inc. Office Location:
500 W. Temple St
Lenox, IA 50851

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



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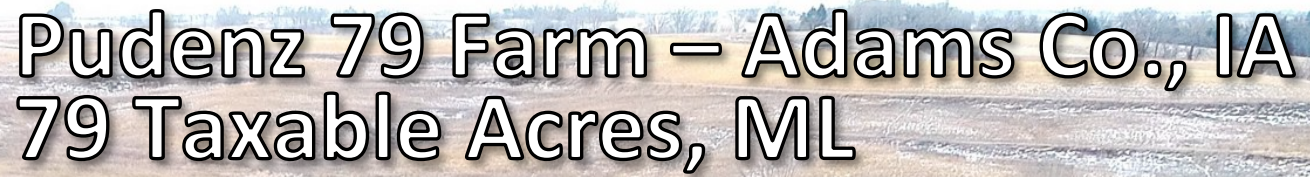




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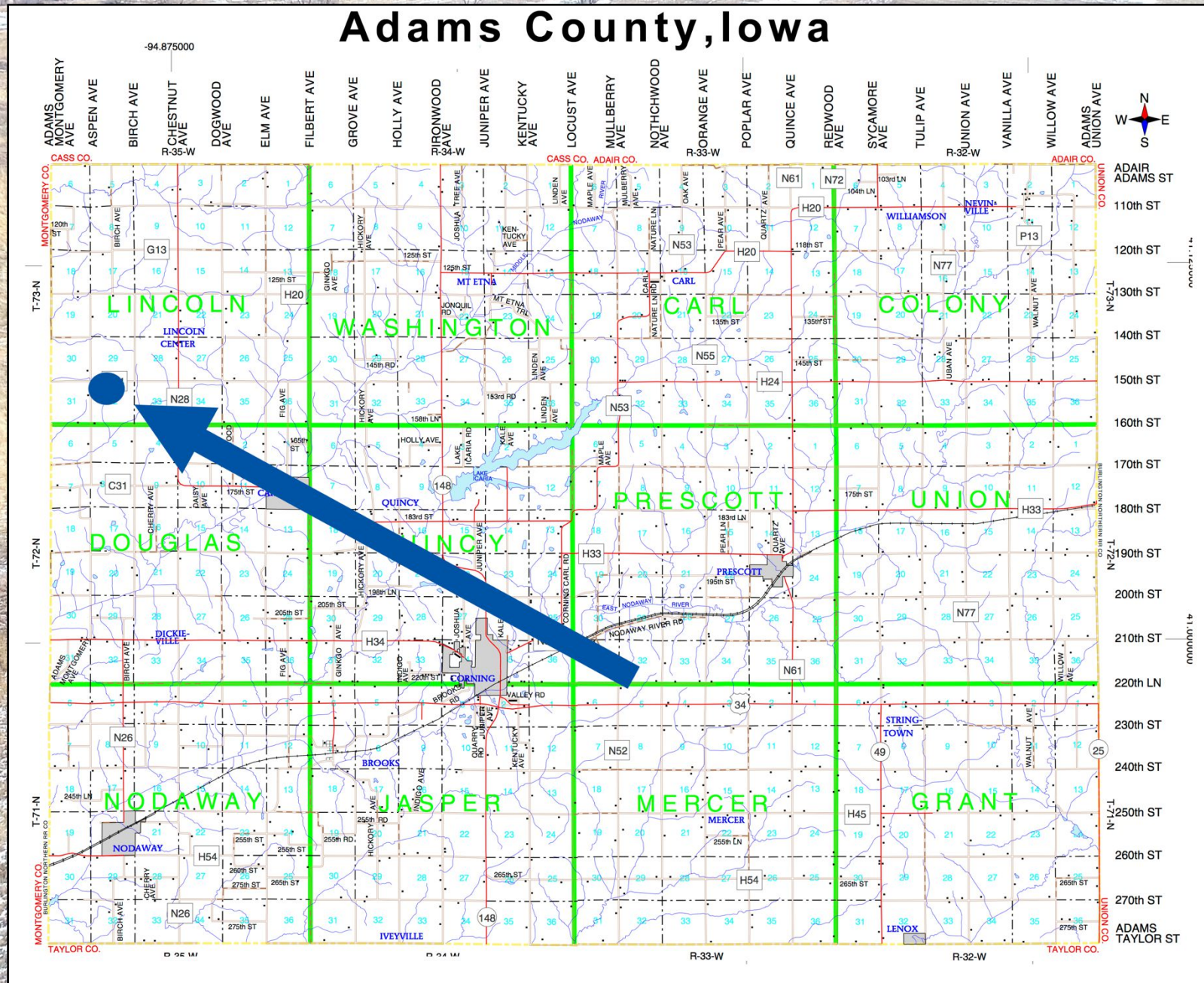
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	*i Corn Bu	*i Alfalfa Tons	*i Soybeans Bu	*i Bluegrass Tons	*i Tall Grasses Tons	CSR2**	CSR
371C2	Sharpsburg-Nira silty clay loams, 5 to 9 percent slopes, eroded	23.63	30.1%		IIle	168.0	4.7	48.7	3.0	5.0	83	64
470D2	Lamoni-Shelby complex, 9 to 14 percent slopes, eroded	18.14	23.1%		IVe	134.4	3.5	39.0	2.4	4.0	28	25
545B	Zook-Ely-Gullied land complex, 2 to 5 percent slopes	14.56	18.5%		Ile	177.6	3.7	51.5	3.2	5.3	64	52
370B	Sharpsburg silty clay loam, 2 to 5 percent slopes	13.42	17.1%		Ile	225.6	6.3	65.4	4.1	6.8	91	87
371D2	Sharpsburg-Nira silty clay loams, 9 to 14 percent slopes, eroded	5.62	7.2%		IIle	176.0	4.9	51.0	3.2	5.3	57	54
822D2	Lamoni silty clay loam, 9 to 14 percent slopes, eroded	3.04	3.9%		IVe	100.8	2.6	29.2	1.8	3.0	10	15
W	Water	0.17	0.2%			0.0	0.0	0.0	0.0	0.0	0	0
Weighted Average					*-	169.5	4.4	49.1	3	5.1	63.3	54





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