



**For Sale: 90.13 Taxable Acres, ML
Taylor Co., Near Blockton, IA**



Call 641-333-2705 or visit southwestiowaland.com

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DTO Farm - Taylor Co., IA

90.13 Taxable Acres, ML

Asking Price: \$685,000.00

Town: Blockton

County: Taylor

State: IA

Taxes: \$2,362 annually (Taylor Co. Treasurer)

Terms: Cash, Payable at Closing

Land Use: FSA shows 90.58 farmland acres, with 84.88 cropland acres, of which there are 1.73 acres of effective cropland and 83.15 acres in CRP. (Taylor Co. FSA)

Possession: Upon closing; subject to a farm tenancy for the 2023 crop year

CRP Description: The total annual payment is \$23,096.00 as follows: 33.59 acres enrolled at \$267.02.00 per acre for an annual payment of \$8,970.00, with an expiration date of 9/2027; 49.56 acres at \$285.00 per acre for an annual payment of \$14,126.00, with an expiration of 9/2027. (Taylor Co. FSA)

FSA Description: Tract 3818: Base Acres – 0.0; Tract 3819: Base Acres – 1.73. (Taylor Co. FSA)

CSR Description: CSR2- 74.8 (Surety Maps)

Comments: Brand new listing! Check back for updated comments or give PPI a call for more information!

Listing Agents:

Tom Miller/Brennan Kester
712-621-1281/515-450-6030



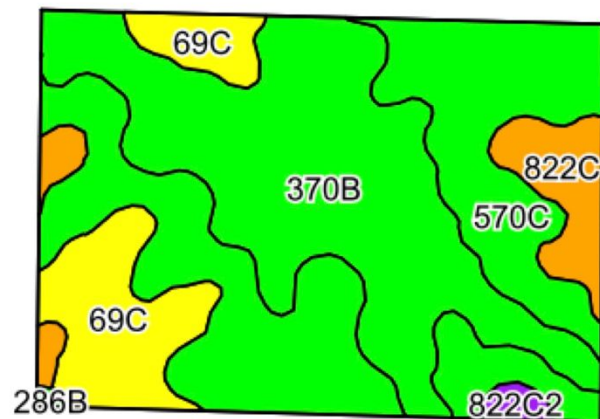
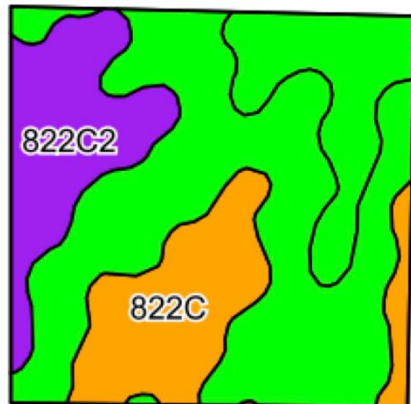
PPI, Inc. Office Location:
500 W. Temple St
Lenox, IA 50851

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



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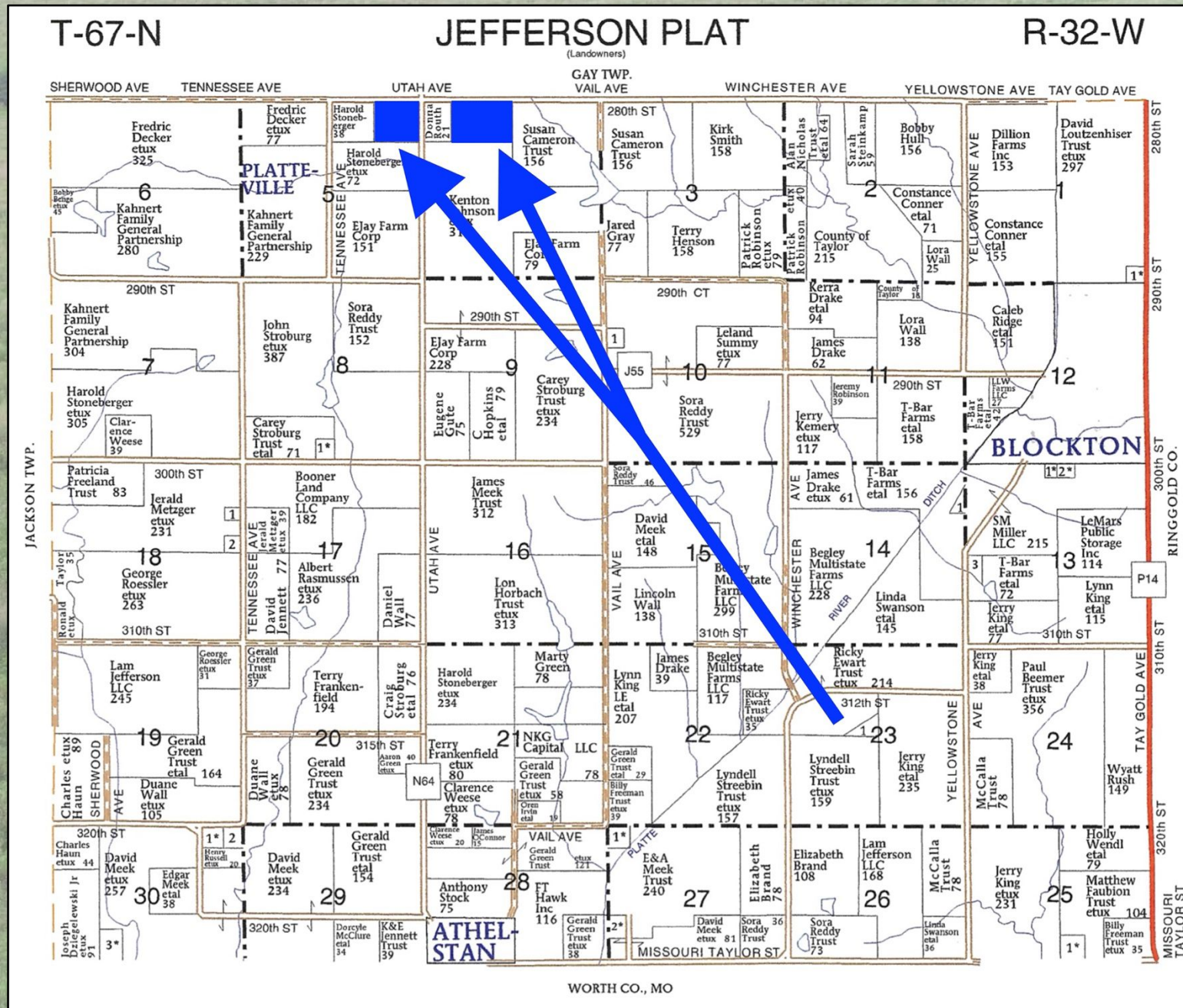


Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	*j Corn Bu	*j Alfalfa Tons	*j Soybeans Bu	*j Bluegrass Tons	*j Tall Grasses Tons	CSR2**	CSR
570C	Nira silty clay loam, dissected till plain, 5 to 9 percent slopes	39.92	44.4%		Ille	192.0	5.4	55.7	3.5	5.8	84	69
370B	Sharpsburg silty clay loam, 2 to 5 percent slopes	24.95	27.7%		Ile	225.6	6.3	65.4	4.1	6.8	91	87
822C	Lamoni silty clay loam, 5 to 9 percent slopes	11.11	12.3%		Ille	134.4	3.5	39.0	2.4	4.0	42	35
69C	Clearfield silty clay loam, dissected till plain, 5 to 9 percent slopes	6.96	7.7%		Illw	168.0	3.5	48.7	3.0	5.0	59	50
822C2	Lamoni silty clay loam, 5 to 9 percent slopes, eroded	6.88	7.6%		Ille	129.6	3.4	37.6	2.3	3.9	32	30
286B	Colo-Judson-Nodaway complex, 0 to 5 percent slopes	0.17	0.2%		Ilw	216.0	4.5	62.6	3.9	6.5	80	65
Weighted Average					2.72	187.6	5.1	54.4	3.4	5.6	74.8	65.3



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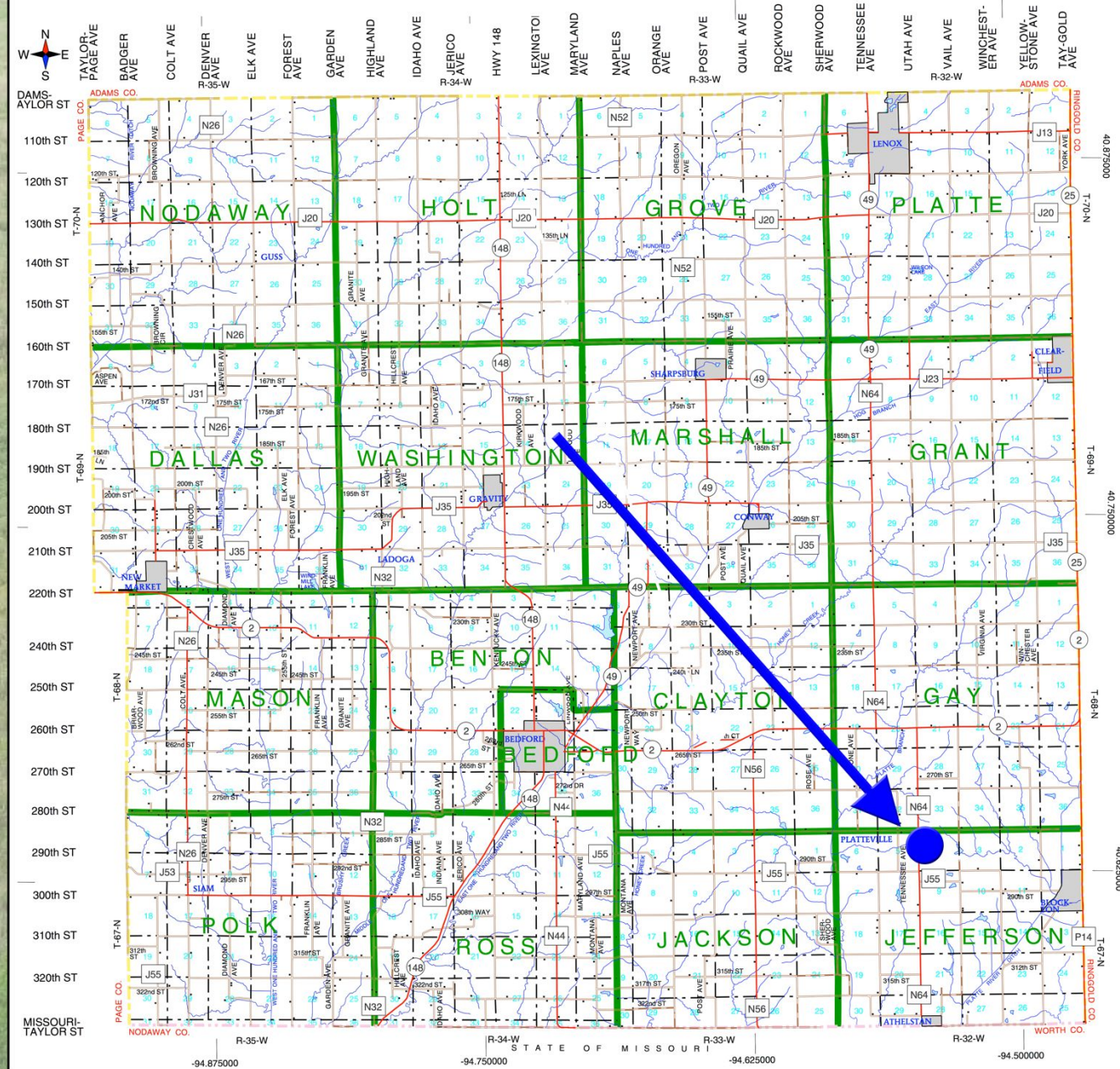




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