



For Sale: 36 Acres (M/L) – Subject to Survey,
Taylor County, Near Blockton, IA



Call 641-333-2705 or visit preferredpropertiesofiowa.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.



Shackelford Farm – Taylor County 35 Acres (M/L) – Subject to Survey

Price: \$210,000.00

Town: Blockton

County: Taylor

State: IA

Taxes: TBD Following Survey

Terms: Cash, Payable at Closing

Possession: Subject to a Farm Lease/Tenancy

Land Use: FSA reports 37.86 farmland acres with 15.14 cropland acres, an estimated 15 pasture acres, 2 ponds, and the remainder in timber. (Taylor County FSA)

FSA Description: Corn Base 9.9, 103 PLC Yield; Soybeans Base 2.7, 35 PLC Yield. (Taylor County FSA)

CSR Description: CSR2 – 46.4 (Surety Maps)

Agent Comments: Preferred Properties is proud to present the Shackelford Farm! If you are looking for a smaller tract of land to start or add to your portfolio, this one is for you! This income producing property includes 15.14 acres of row crop (M/L), and approximately 15 acres of pasture with 2 ponds. This area is highly sought after for recreational use, and has a line of timber calling your name for this upcoming hunting season! The rowcrop is currently leased through the end of the year. Call Listing Agent, Jacy Larson, at 712-621-1156 to learn more!

****Sellers are offering the option to purchase home and acreage for sale located adjacent to the property**

Listing Agent:
Jacy Larson
712-621-1156



PPI, Inc. Office Location:
500 W. Temple St
Lenox, IA 50851
Dan Zech, Broker/Owner
Brennan Kester, Broker Assoc./Owner
Mark Pearson, Agent/Owner



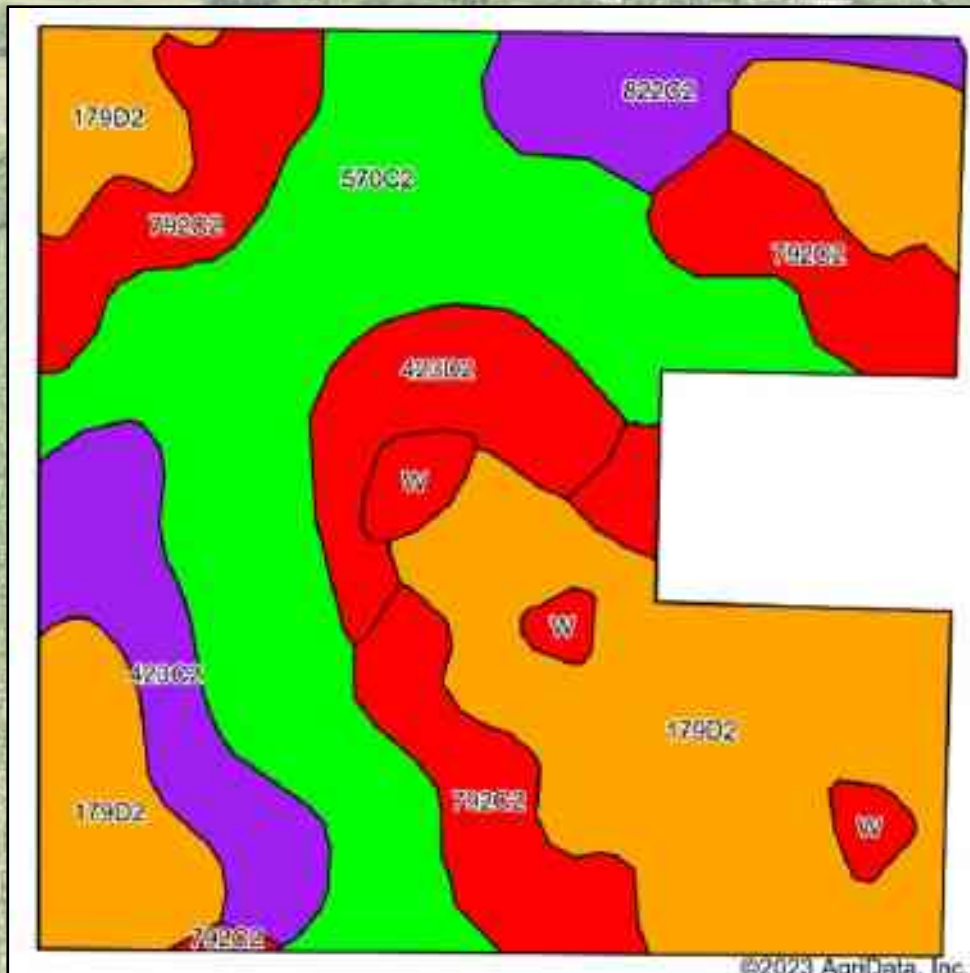
Shackelford Farm – Taylor County 35 Acres (M/L) – Subject to Survey





Shackelford Farm – Taylor County

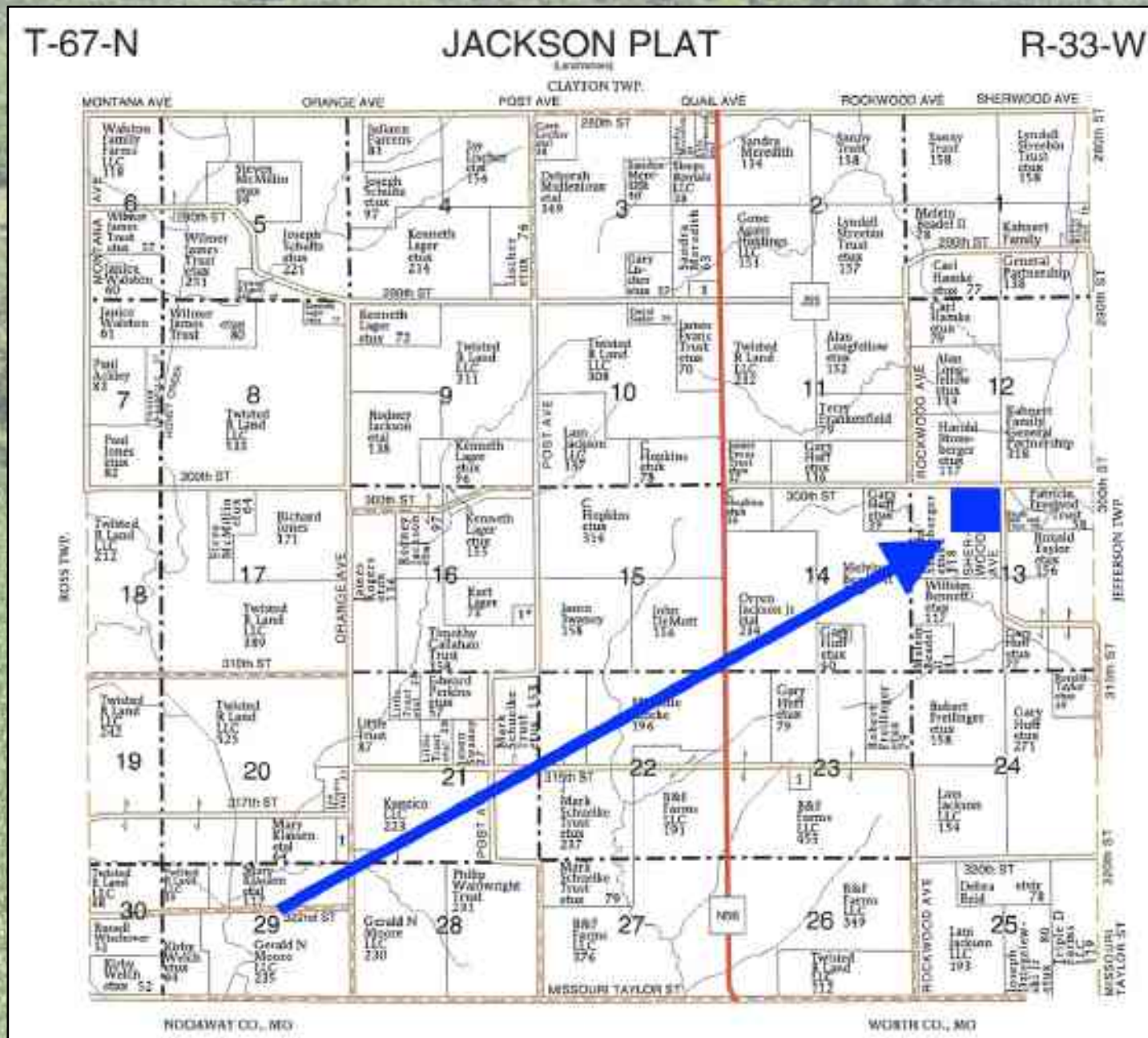
35 Acres (M/L) – Subject to Survey



Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Im Class %	% Corn Bu	% Alfalfa Tons	% Soybeans Bu	% Bluegrass Tons	% Tall Grasses Tons	CSR2**	CSR
179D2	Gran loam, dissected till plain, 9 to 14 percent slopes, eroded	11.68	33.6%		IVa	163.2	4.8	47.3	2.9	4.9	43	43
570C2	Nira silty clay loam, dissected till plain, 5 to 9 percent slopes, eroded	10.09	29.1%		IIIa	187.2	3.2	54.3	3.4	5.5	31	34
790C2	Amathook clay loam, 5 to 9 percent slopes, moderately eroded	5.84	16.8%		IIIa	120.2	3.2	35.7	2.2	3.7	24	27
428C2	Bucknell silty clay loam, 5 to 9 percent slopes, moderately eroded	2.45	7.1%		IIIa	120.4	3.3	36.7	2.3	3.8	34	27
428D2	Bucknell silty clay loam, 9 to 14 percent slopes, moderately eroded	2.11	6.1%		IVa	97.8	2.5	28.3	1.8	2.9	6	13
822C2	Lamoni silty clay loam, 5 to 9 percent slopes, eroded	1.72	5.0%		IIIa	129.6	3.4	37.6	2.3	3.9	32	30
W	Water	0.83	2.4%			0.0	0.0	0.0	0.0	0.0	0	0
Weighted Average					~	151.3	4.1	43.9	2.7	4.5	40.4	41.8



Shackelford Farm – Taylor County 35 Acres (M/L) – Subject to Survey





Shackelford Farm & Home

3013 Sherwood Ave, Blockton

