



**For Sale: 39 Taxable Acres, ML
Taylor Co., near Villisca, Iowa**



Call 641-333-2705 or visit southwestiowaland.com

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Neal Farm – Taylor County

39 Taxable Acres, ML

Asking Price: \$249,500.00

Town: Nodaway

County: Taylor

State: IA

Taxes: \$404 (Taylor County Treasurer)

Terms: Cash, Payable at Closing

Possession: Upon closing

Land Use: FSA shows 40.45 farmland acres, with an estimated 21.5 acres in pasture and ponds, and an estimated 11.5 acres in timber. (FSA, Surety Maps)

FSA Description: Soybeans base - 0.0, PLC Yield - 0 ; Corn base - 0.0, PLC Yield - 0. (FSA)

CSR Description: CSR2- 39.1 (Surety Maps)

Comments: Preferred Properties of Iowa, Inc., is proud to present the Neal 40 Farm! This secluded property features strategic fencing to protect the hunting/recreation areas from the pasture areas! With this kind of views and with the recreation potential this gorgeous farm possesses, it would make an attractive building site for a secluded home or even a hunting cabin! In addition to the excellent hunting potential this farm possesses, the new owner can also earn good income from the pasture acres with the potential to expand there! With secluded properties with nice views being in strong demand, this property will get a lot of attention among potential home builders and hunters alike – contact Preferred Properties of Iowa today to take a look at the great opportunities this property has to offer!

Listing Agent:
Cole Winther
712-621-0966

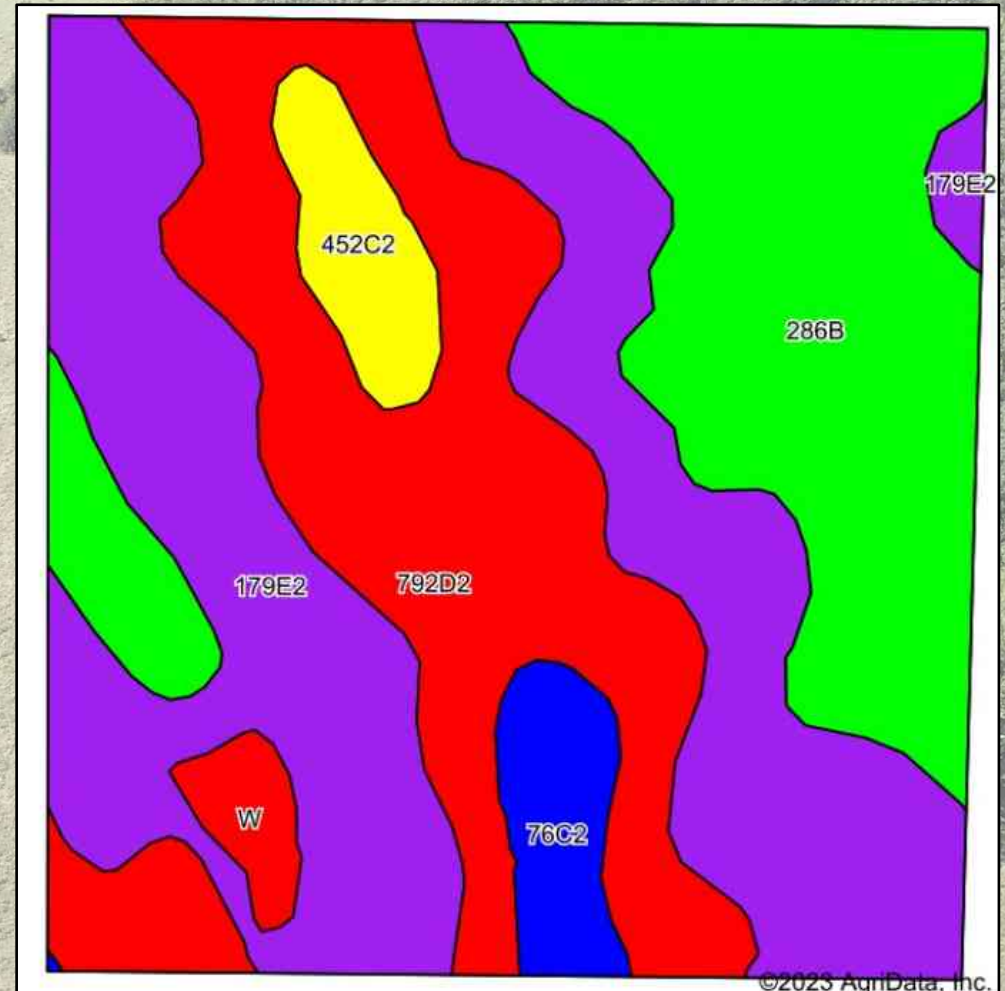


PPI, Inc. Office Location:
500 W. Temple St
Lenox, IA 50851
Dan Zech, Broker/Owner
Brennan Kester, Broker Assoc./Owner
Mark Pearson, Agent/Owner



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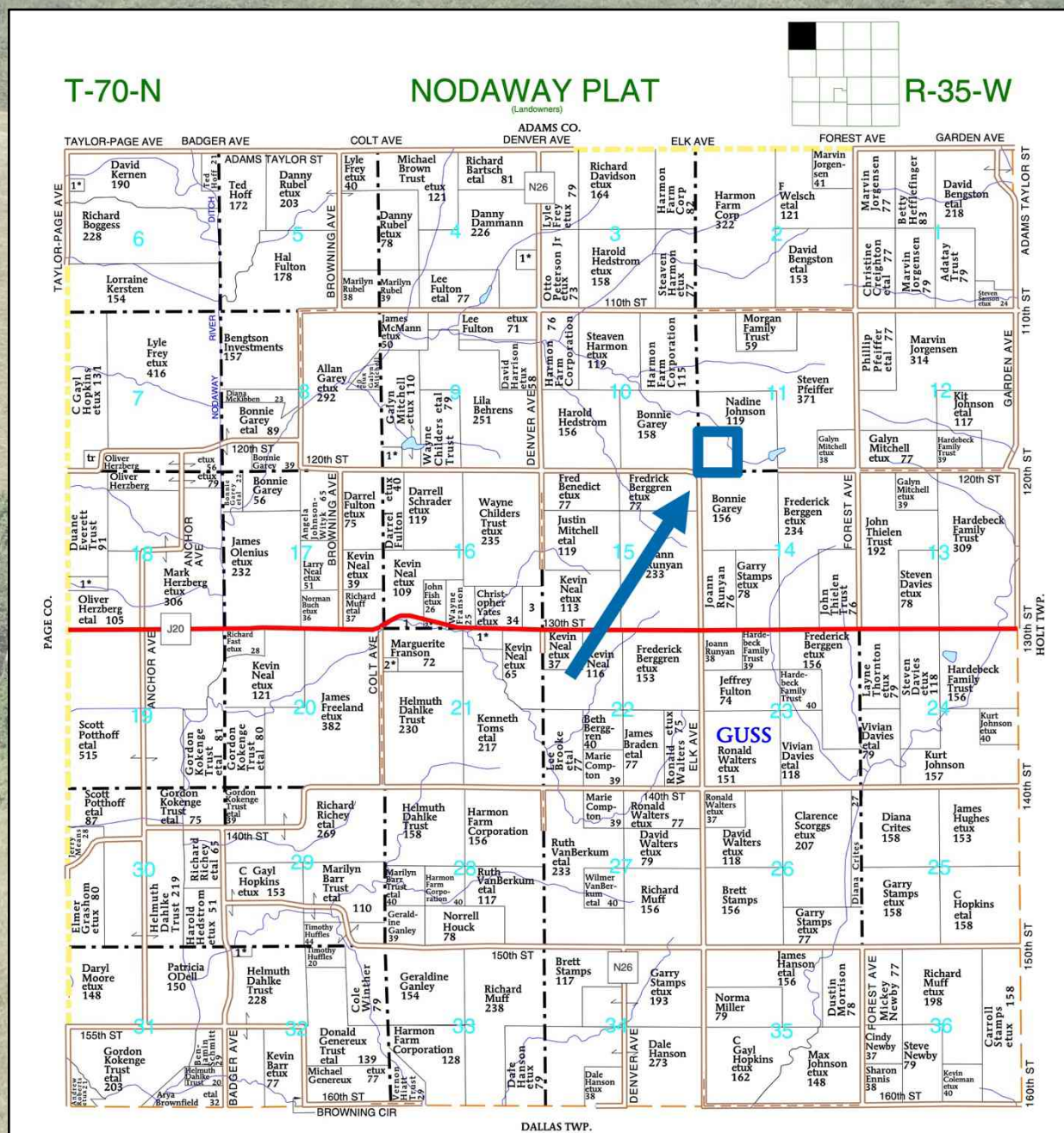




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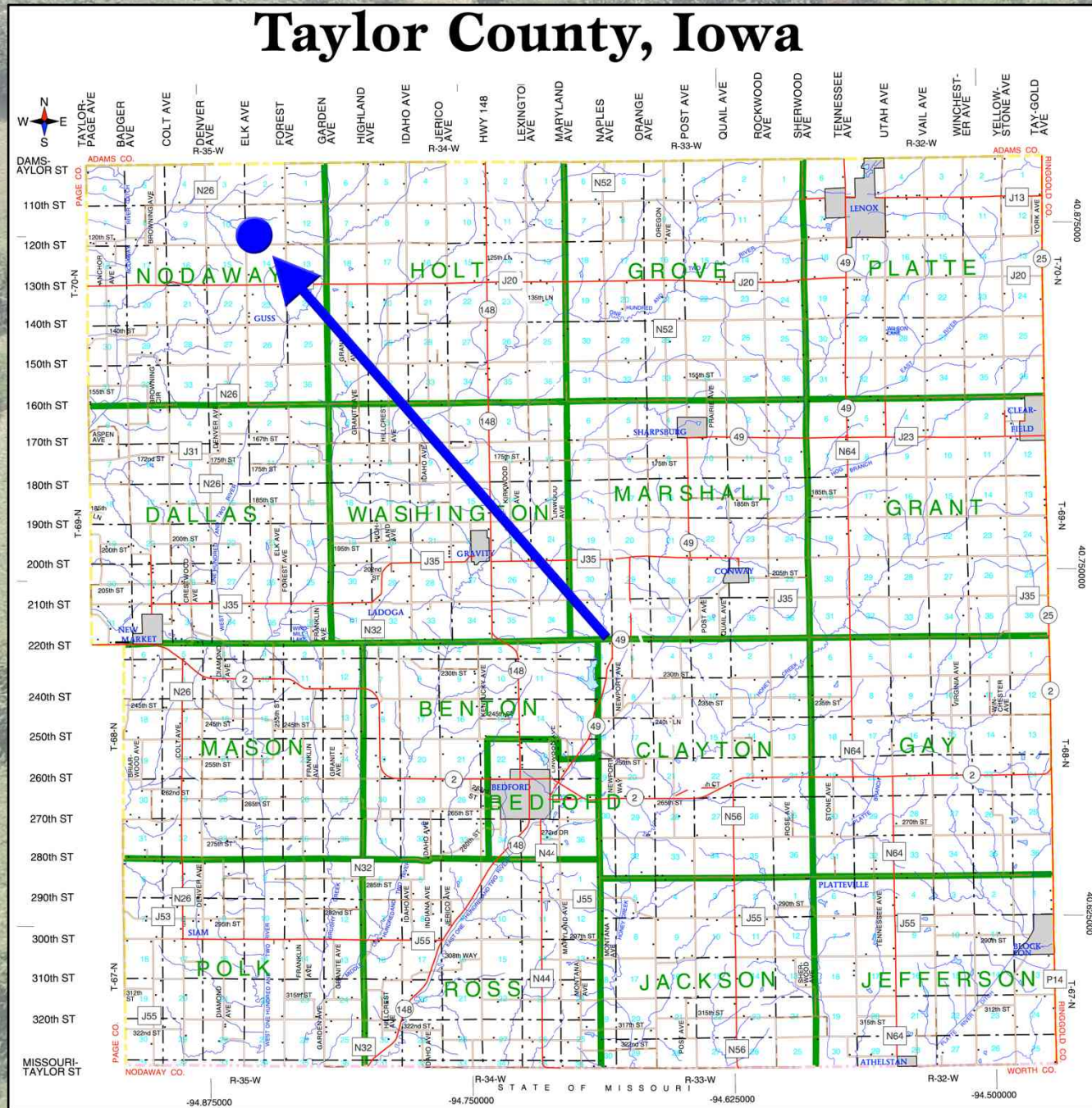
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	*i Corn Bu	*i Alfalfa Tons	*i Soybeans Bu	*i Bluegrass Tons	*i Tall Grasses Tons	CSR2**	CSR
179E2	Gara loam, dissected till plain, 14 to 18 percent slopes, eroded	15.52	38.3%		Vle	139.2	3.9	40.4	2.5	4.2	32	33
792D2	Armstrong clay loam, 9 to 14 percent slopes, moderately eroded	10.81	26.7%		IVe	88.0	2.3	25.5	1.6	2.6	5	13
286B	Colo-Judson-Nodaway complex, 0 to 5 percent slopes	10.52	26.0%		IIw	216.0	4.5	62.6	3.9	6.5	80	65
452C2	Lineville silt loam, 5 to 9 percent slopes, moderately eroded	1.48	3.7%		IIIe	80.0	2.1	23.2	1.4	2.4	53	31
76C2	Ladoga silty clay loam, dissected till plain, 5 to 9 percent slopes, eroded	1.47	3.6%		IIIe	192.0	5.4	55.7	3.5	5.8	75	62
W	Water	0.67	1.7%			0.0	0.0	0.0	0.0	0.0	0	0
Weighted Average					*-	142.9	3.6	41.4	2.6	4.3	39.1	36.4





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