



**For Sale: 97 Taxable Acres, ML
Taylor Co, Near Blockton, IA**



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.



Hull North Farm – Taylor Co., IA

97 Taxable Acres, ML

Asking Price: \$533,500.00

Town: Blockton

County: Taylor

State: IA

Taxes: \$1,458.00 annually (Taylor Co. Treasurer)

Terms: Cash, payable at closing

Land Use: FSA reports 98.6 total farmland acres with an estimated 90 acres currently operated as pasture with the remainder in timber and ponds. (Taylor County FSA)

Possession: Upon closing

FSA Description: Corn Base 55.30, 114 PLC Yield; Soybeans Base 7.90, PLC Yield 38; Wheat Base 8.50, PLC Yield 31. **This information is being gathered from a larger tract so this information will be subject to reconstitution by the FSA. (Taylor County FSA)

CSR Description: CSR2- 47.7 (Surety Maps)

Comments: Preferred Properties of Iowa, Inc., is proud to present the Hull North Farm, a great pasture farm located very near to Blockton, Iowa, in Taylor County! If you've been in the market for that hard to find pasture to expand your livestock operation, you should definitely take a look at this great opportunity! This property is fenced and has a good history producing pasture and is located in an excellent area. In addition, this property has some excellent water resources with one large pond. If your goal is to improve property and potentially convert to row crop, this property certainly has that potential as well. Pasture or improvable properties are often hard to come by, especially in this area, so contact Listing Agent Brad Adamson to schedule a showing of this excellent property today!

Listing Agent:
Brad Adamson
641-202-3862



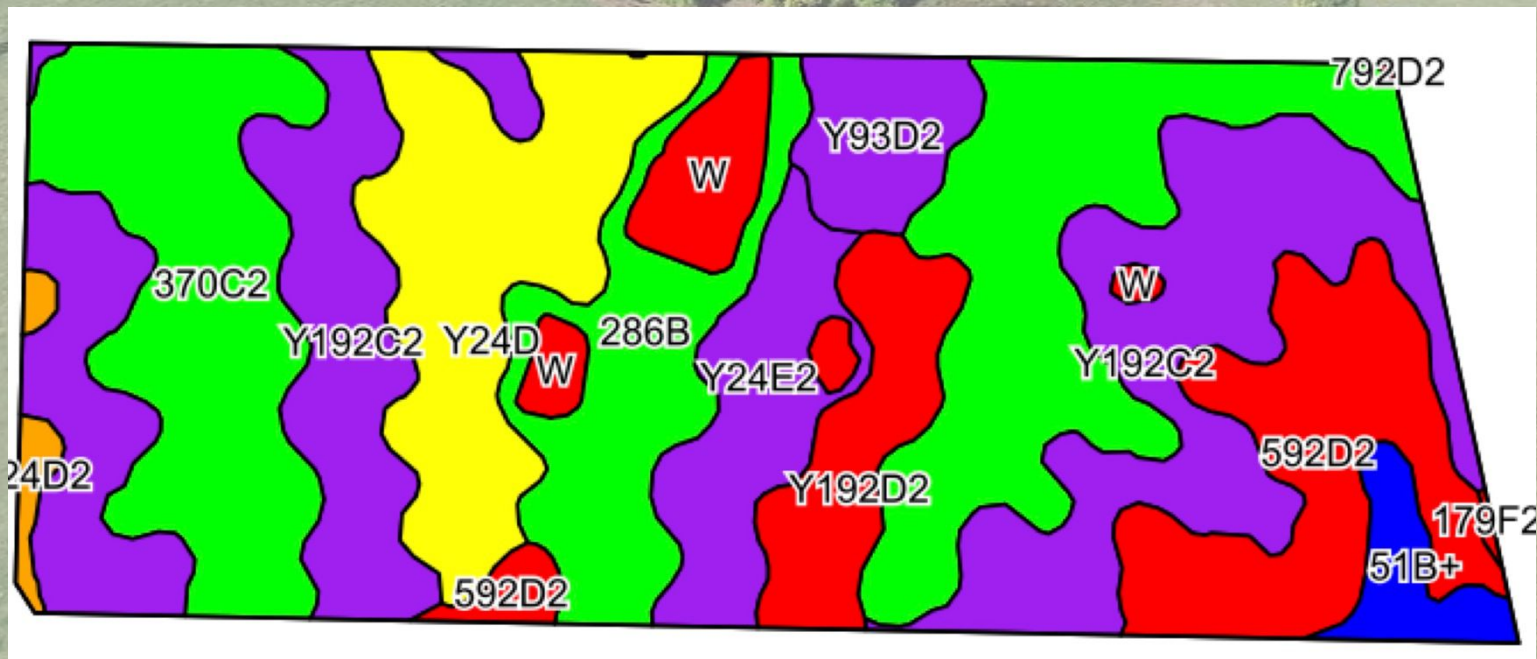
PPI, Inc. Office Location:
500 W. Temple St
Lenox, IA 50851

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



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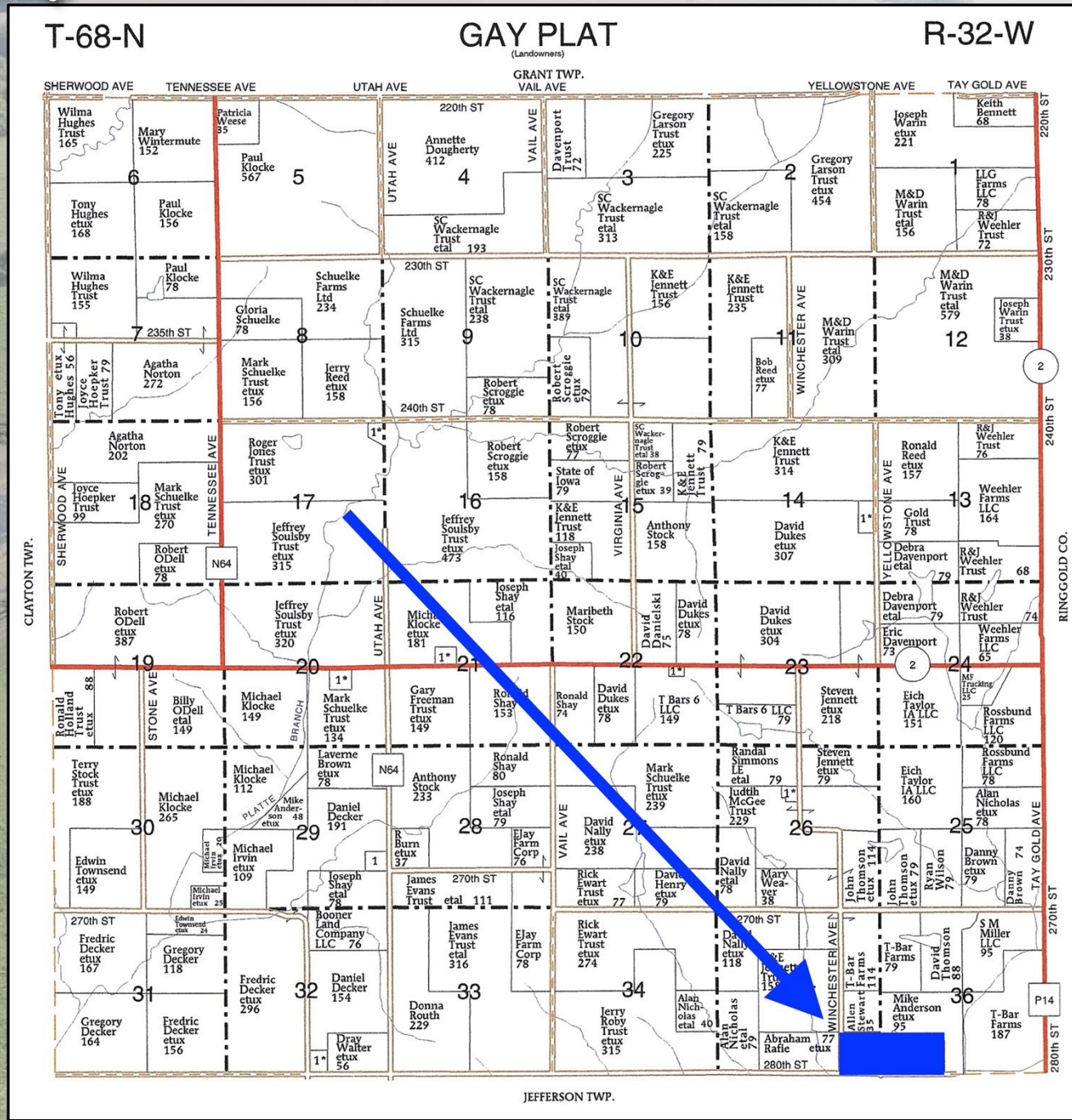
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Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	*i Corn Bu	*i Alfalfa Tons	*i Soybeans Bu	*i Bluegrass Tons	*i Tall Grasses Tons	CSR2**	CSR
370C2	Sharpsburg silty clay loam, 5 to 9 percent slopes, eroded	25.40	26.1%		Ille	204.8	5.7	59.4	3.7	6.1	80	67
Y192C2	Adair clay loam, dissected till plain, 5 to 9 percent slopes, eroded	24.89	25.5%		Ille	0.0	0.0	0.0	0.0	0.0	33	
Y24D	Shelby loam, dissected till plain, 9 to 14 percent slopes	10.71	11.0%		Ille	0.0	0.0	0.0	0.0	0.0	52	
592D2	Mystic silt loam, 9 to 14 percent slopes, moderately eroded	9.66	9.9%		IVe	88.0	2.3	25.5	1.6	2.6	9	5
286B	Colo-Judson-Nodaway complex, 0 to 5 percent slopes	7.53	7.7%		Ilw	216.0	4.5	62.6	3.9	6.5	80	65
Y24E2	Shelby clay loam, dissected till plain, 14 to 18 percent slopes, eroded	5.43	5.6%		IVe	0.0	0.0	0.0	0.0	0.0	35	
Y192D2	Adair clay loam, dissected till plain, 9 to 14 percent slopes, eroded	4.60	4.7%		IVe	0.0	0.0	0.0	0.0	0.0	16	
W	Water	3.37	3.5%			0.0	0.0	0.0	0.0	0.0	0	0
Y93D2	Shelby-Adair clay loams, dissected till plain, 9 to 14 percent slopes, eroded	3.10	3.2%		Ille	0.0	0.0	0.0	0.0	0.0	35	
51B+	Vesser silt loam, 2 to 5 percent slopes, overwash, occasionally flooded	1.93	2.0%		Ilw	190.4	4.0	55.2	3.4	5.7	70	66
Y24D2	Shelby clay loam, dissected till plain, 9 to 14 percent slopes, eroded	0.77	0.8%		Ille	0.0	0.0	0.0	0.0	0.0	49	
179F2	Gara loam, dissected till plain, 18 to 25 percent slopes, eroded	0.08	0.1%		Vlle	115.2	3.2	33.4	2.1	3.5	16	13
Weighted Average					*-	82.6	2.1	24	1.5	2.5	47.7	*-



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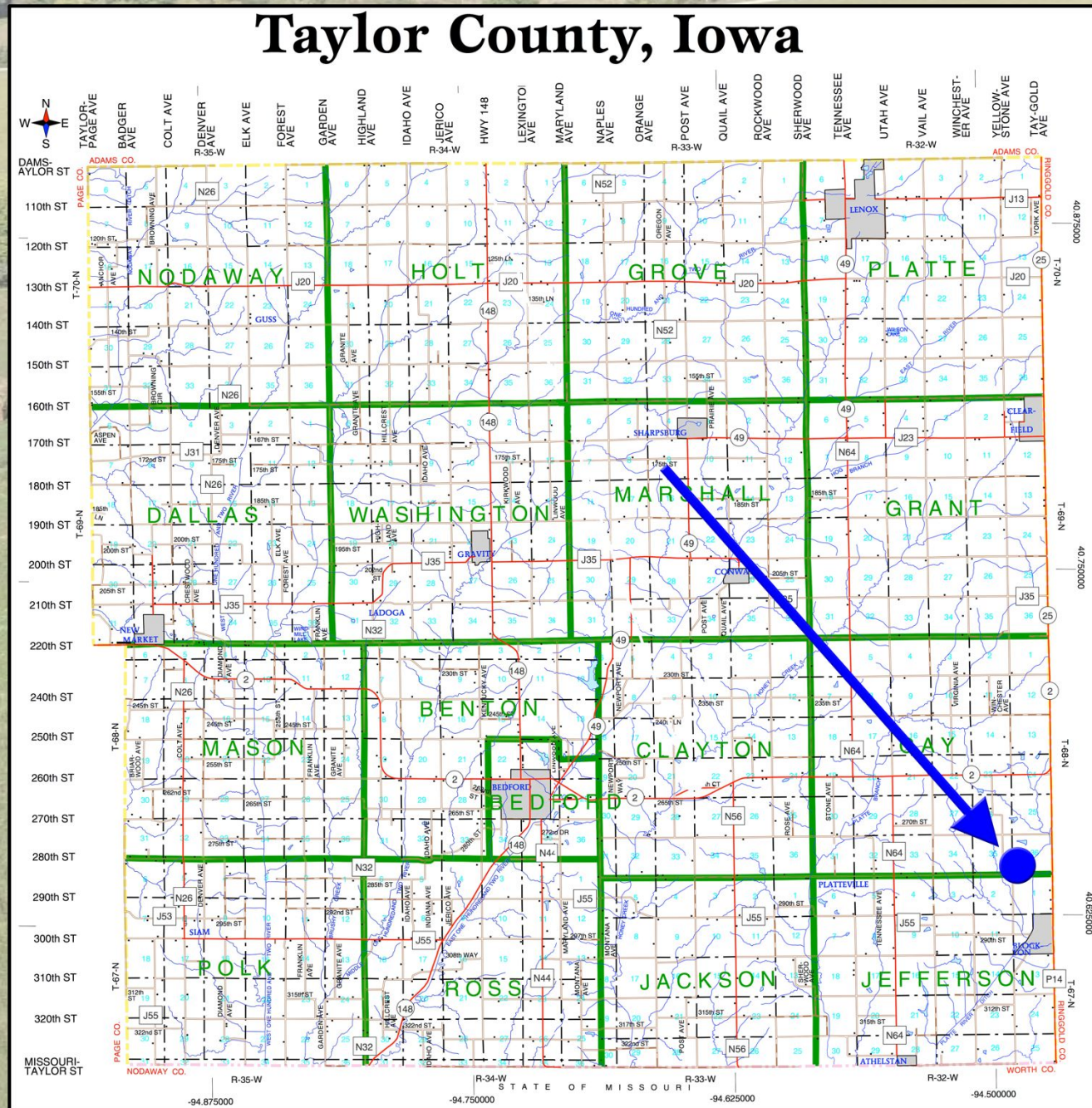
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