



**For Sale: 155.5 Taxable Acres, ML  
Taylor Co, Near Blockton, IA**



***Call 641-333-2705 or visit [southwestiowaland.com](http://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 South Farm – Taylor Co., IA

## 155.5 Taxable Acres, ML

**Asking Price:** \$1,026,300.00

**Town:** Blockton

**County:** Taylor

**State:** IA

**Taxes:** \$3,032.00 annually (Taylor Co. Treasurer)

**Terms:** Cash, payable at closing

**Land Use:** FSA reports 152.67 total farmland acres with an estimated 122 potential tillable acres, 26.3 current row crop acres and an estimated 95 current pasture acres, with the remainder in building site, timber & ponds. (FSA)

**Possession:** Upon closing – may be subject to farm tenancy

**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- 56.8 (Surety Maps)

**Comments:** Preferred Properties of Iowa, Inc., is proud to present the Hull South Farm, an excellent land opportunity located just outside of Blockton, Iowa, in Taylor County! This property offers a plentiful amount of potential land use for a great variety of land buyers. Whether you're looking for that hard to find pasture, with some areas for grain, or whether you're looking for that property that can be improved and converted into row crop production, this farm definitely deserves your consideration! Additionally, if your goal is to find that great hunting/recreation location but also would like that location to earn some income, this property warrants your attention as well! This property does feature a dwelling that is not in habitable condition but could be rehabilitated or it could be removed. Schedule a showing for this fantastic property with Listing Agent Brad Adamson today!

**Listing Agent:**  
**Brad Adamson**  
**641-202-3862**



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

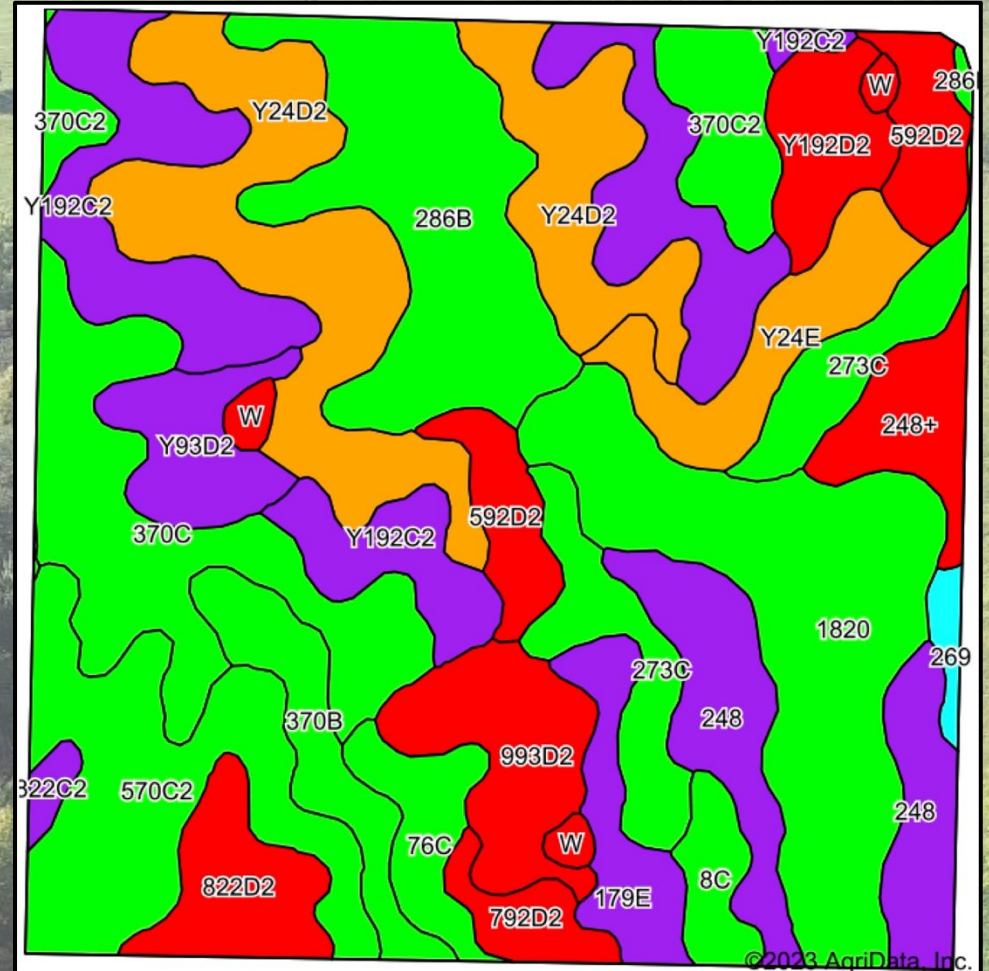
Dan Zech, Broker/Owner  
Brennan Kester, Broker Assoc./Owner  
Mark Pearson, Agent/Owner





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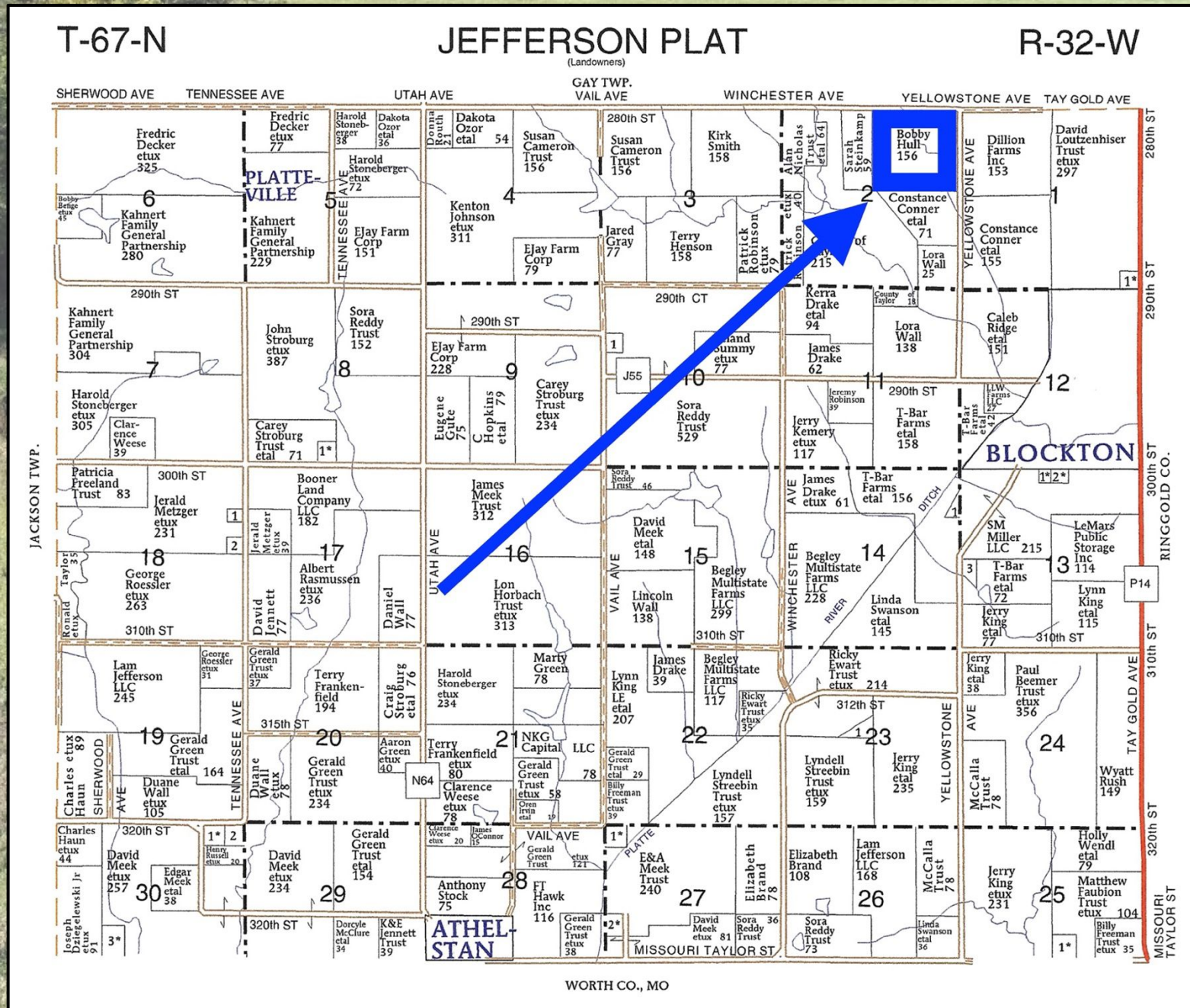
# Hull South Farm – Taylor Co., IA

## 155.5 Taxable Acres, ML

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
Y24D2	Shelby clay loam, dissected till plain, 9 to 14 percent slopes, eroded	18.54	12.2%		Ille	0.0	0.0	0.0	0.0	0.0	49	
1820	Dockery-Quiver silt loams, 0 to 2 percent slopes, occasionally flooded	16.44	10.8%		Ilw						87	
Y192C2	Adair clay loam, dissected till plain, 5 to 9 percent slopes, eroded	15.95	10.5%		Ille	0.0	0.0	0.0	0.0	0.0	33	
286B	Colo-Judson-Nodaway complex, 0 to 5 percent slopes	13.06	8.6%		Ilw	216.0	4.5	62.6	3.9	6.5	80	65
370C	Sharpsburg silty clay loam, 5 to 9 percent slopes	11.27	7.4%		Ille	209.6	5.9	60.8	3.8	6.3	81	72
570C2	Nira silty clay loam, dissected till plain, 5 to 9 percent slopes, eroded	11.01	7.2%		Ille	187.2	5.2	54.3	3.4	5.6	81	64
248	Wabash silty clay loam, 0 to 1 percent slopes	8.44	5.5%		Illw	177.6	3.7	51.5	3.2	5.3	37	60
273C	Olmitz loam, 5 to 9 percent slopes	7.19	4.7%		Ille	208.0	5.8	60.3	3.7	6.2	85	57
993D2	Gara-Armstrong complex, 9 to 14 percent slopes, moderately eroded	5.52	3.6%		IVe	123.2	3.2	35.7	2.2	3.7	28	31
592D2	Mystic silt loam, 9 to 14 percent slopes, moderately eroded	4.98	3.3%		IVe	88.0	2.3	25.5	1.6	2.6	9	5
Y24E	Shelby loam, dissected till plain, 14 to 18 percent slopes	4.97	3.3%		IVe	0.0	0.0	0.0	0.0	0.0	41	

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	4.32	2.8%		Ille	204.8	5.7	59.4	3.7	6.1	80	67
370B	Sharpsburg silty clay loam, 2 to 5 percent slopes	4.10	2.7%		Ille	225.6	6.3	65.4	4.1	6.8	91	87
822D2	Lamoni silty clay loam, 9 to 14 percent slopes, eroded	3.90	2.6%		IVe	100.8	2.6	29.2	1.8	3.0	10	15
Y93D2	Shelby-Adair clay loams, dissected till plain, 9 to 14 percent slopes, eroded	3.62	2.4%		Ille	0.0	0.0	0.0	0.0	0.0	35	
Y192D2	Adair clay loam, dissected till plain, 9 to 14 percent slopes, eroded	3.40	2.2%		IVe	0.0	0.0	0.0	0.0	0.0	16	
179E	Gara loam, dissected till plain, 14 to 18 percent slopes	3.35	2.2%		VIe	144.0	4.0	41.8	2.6	4.3	37	35
248+	Wabash silt loam, overwash, 0 to 1 percent slopes	3.29	2.2%		Illw	80.0	1.7	23.2	1.4	2.4	23	64
76C	Ladoga silt loam, dissected till plain, 5 to 9 percent slopes	2.83	1.9%		Ille	196.8	5.5	57.1	3.5	5.9	80	67
8C	Judson silty clay loam, dissected till plain, 5 to 9 percent slopes	1.93	1.3%		Ille	214.4	6.0	62.2	3.9	6.4	87	67
792D2	Armstrong clay loam, 9 to 14 percent slopes, moderately eroded	1.85	1.2%		IVe	88.0	2.3	25.5	1.6	2.6	5	13
W	Water	1.13	0.7%			0.0	0.0	0.0	0.0	0.0	0	0
269	Humeston silty clay loam, 0 to 2 percent slopes	0.73	0.5%		Illw	80.0	1.7	23.2	1.4	2.4	68	58
822C2	Lamoni silty clay loam, 5 to 9 percent slopes, eroded	0.56	0.4%		Ille	129.6	3.4	37.6	2.3	3.9	32	30
Weighted Average					*-	102.2	2.6	29.6	1.8	3.1	56.8	*-









# Taylor County, Iowa

The map displays Taylor County, Iowa, with a grid of streets and county boundaries. A blue arrow points from the top center towards the bottom right, ending in a blue circle. The map includes labels for various streets, towns, and counties.

**Streets (Top to Bottom):** TAYLOR, PAGE AVE, BADGER AVE, COLT AVE, DENVER AVE, ELK AVE, FOREST AVE, GARDEN AVE, HIGHLAND AVE, IDAHO AVE, IBERICO AVE, HWY 148, LEXINGTON AVE, MARYLAND AVE, NAPLES AVE, ORANGE AVE, POST AVE, QUAIL AVE, ROCKWOOD AVE, SHERWOOD AVE, TENNESSEE AVE, UTAH AVE, VAIL AVE, WINCHESTER AVE, YELLOWSTONE AVE, TAY-GOLD AVE.

**Streets (Left to Right):** DAMS-AYLOR ST, 110th ST, 120th ST, 130th ST, 140th ST, 150th ST, 160th ST, 170th ST, 180th ST, 190th ST, 200th ST, 210th ST, 220th ST, 240th ST, 250th ST, 260th ST, 270th ST, 280th ST, 290th ST, 300th ST, 310th ST, 320th ST, MISSOURI-TAYLOR ST.

**Counties (Top to Bottom):** ADAMS CO., PAGE CO., NODAWAY CO., R-35-W, R-34-W, R-33-W, R-32-W, WORTH CO.

**Towns (Left to Right):** NODAWAY, HOLT, GROVE, PLATTE, DALLAS, WASHINGTON, MARSHALL, GRANT, MASON, BENLON, CLAYTON, GAY, POLK, ROSS, JACKSON, JEFFERSON.

**Other Labels:** LENOX, CLEARFIELD, SHARPSBURG, BEDFORD, PLATTEVILLE, ROCK, LATHLSTN.

**Coordinates:** -94.875000, -94.750000, -94.625000, -94.500000.





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