



For Sale: 193.07 Taxable Acres, ML  
Adams County, Near Prescott, 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.





# Schafer 193 Farm – Adams Co., IA 193.07 Taxable Acres, ML

**Asking Price:** ~~\$2,340,000.00~~ \$1,950,000.00

**Town:** Prescott

**County:** Adams

**State:** IA

**Taxes:** \$4,884 (Adams County Treasurer)

**Terms:** Cash, Payable at Closing

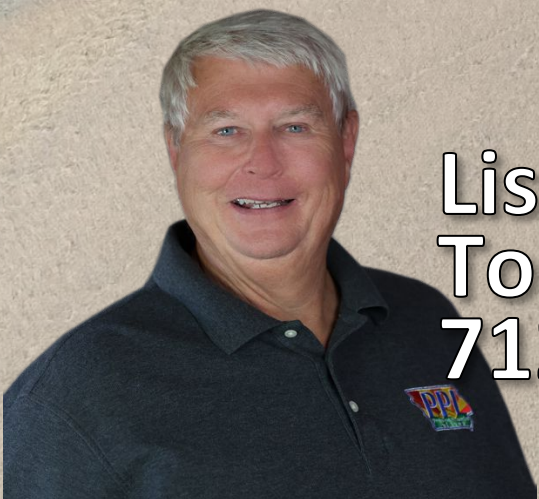
**Land Use:** FSA shows 193.76 farmland acres, with 161.62 effective cropland acres, remainder in pasture and brush. (Adams County FSA)

**Possession:** Upon closing

**FSA Description:** Corn Base 46.01, 122 PLC Yield; Soybeans Base 47.49, PLC Yield 34. (Adams County FSA)

**CSR Description:** CSR2- 67.5 (Surety Maps)

**Comments:** Preferred Properties of Iowa, Inc., is proud to present the Schafer Farm! This farm is a beautifully laying row crop farm that has seen a large investment in conservation and fertility in the past several years. The Sellers have installed a good amount of drainage tile and there's also been a recent lime application, as well as a chicken litter application. This farm's CSR2 average is 67.4, but it has approximately 93 acres that average 83 CSR2 or better. This property also boasts excellent hard surface road location that is approximately 10 minutes from Creston, Iowa. With large trees and ponds, one pond recently construction, this farm also offers some nice recreation qualities. In addition, this farm has the potential to be involved in future wind turbine projects to further add to the income potential on this fantastic property! Don't wait to schedule your showing of this fantastic property with Listing Agent Tom Miller. Call 641-333-2705 today!



**Listing Agent:**  
**Tom Miller**  
**712-621-1281**

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

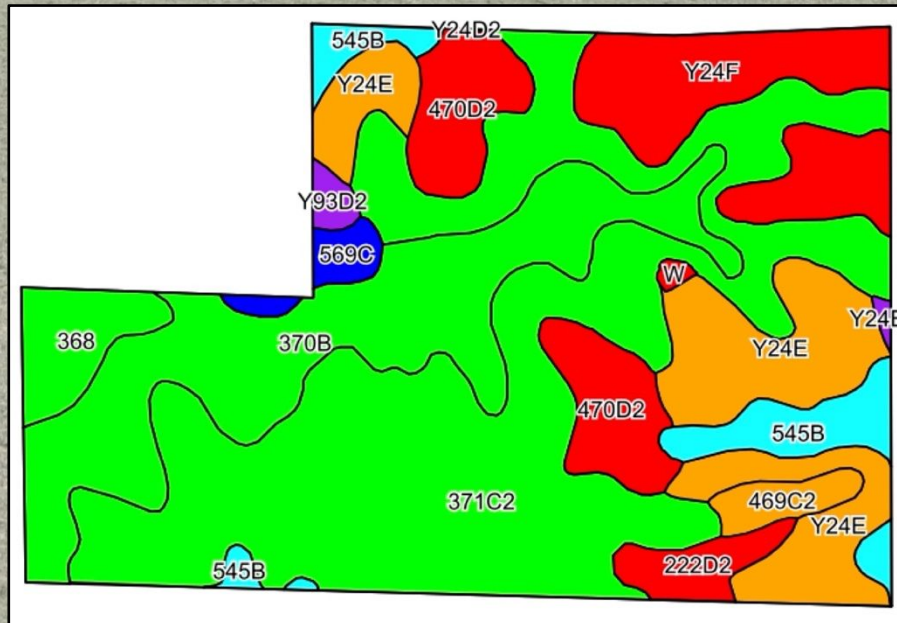
**Dan Zech, Broker/Owner**  
**Brennan Kester, Broker Assoc./Owner**  
**Mark Pearson, Agent/Owner**





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Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	*i Corn Bu	*i Alfalfa Tons	*i Soybeans Bu	*i Bluegrass Tons	*i Tall Grasses Tons	CSR2**	CSR
371C2	Sharpsburg-Nira silty clay loams, 5 to 9 percent slopes, eroded	78.98	40.8%		IIIe	168.0	4.7	48.7	3.0	5.0	83	64
370B	Sharpsburg silty clay loam, 2 to 5 percent slopes	34.69	17.9%		Ile	225.6	6.3	65.4	4.1	6.8	91	87
Y24E	Shelby loam, dissected till plain, 14 to 18 percent slopes	24.25	12.5%		IVe	0.0	0.0	0.0	0.0	0.0	41	
Y24F	Shelby loam, dissected till plain, 18 to 25 percent slopes	17.22	8.9%		VIe	0.0	0.0	0.0	0.0	0.0	27	
470D2	Lamoni-Shelby complex, 9 to 14 percent slopes, eroded	13.25	6.9%		IVe	134.4	3.5	39.0	2.4	4.0	28	25
545B	Zook-Ely-Gullied land complex, 2 to 5 percent slopes	8.77	4.5%		Ile	177.6	3.7	51.5	3.2	5.3	64	52
368	Macksburg silty clay loam, 0 to 2 percent slopes	5.76	3.0%		Iw	230.4	6.0	66.8	4.1	6.9	93	95
222D2	Clarinda silty clay loam, dissected till plain, 9 to 14 percent slopes, eroded	3.64	1.9%		IVe	112.0	2.4	32.5	2.0	3.4	17	10
469C2	Lamoni-Clarinda-Shelby complex, 5 to 9 percent slopes, eroded	2.68	1.4%		IIIe	160.0	3.4	46.4	2.9	4.8	44	30
569C	Nira-Clearfield complex, 5 to 9 percent slopes	2.33	1.2%		IIIe	168.0	3.5	48.7	3.0	5.0	78	60
Y93D2	Shelby-Adair clay loams, dissected till plain, 9 to 14 percent slopes, eroded	1.12	0.6%		IIIe	0.0	0.0	0.0	0.0	0.0	35	
W	Water	0.38	0.2%			0.0	0.0	0.0	0.0	0.0	0	0
Y24E2	Shelby clay loam, dissected till plain, 14 to 18 percent slopes, eroded	0.29	0.1%		IVe	0.0	0.0	0.0	0.0	0.0	35	
Weighted Average						*- 139.6	3.8	40.5	2.5	4.2	67.5	*-



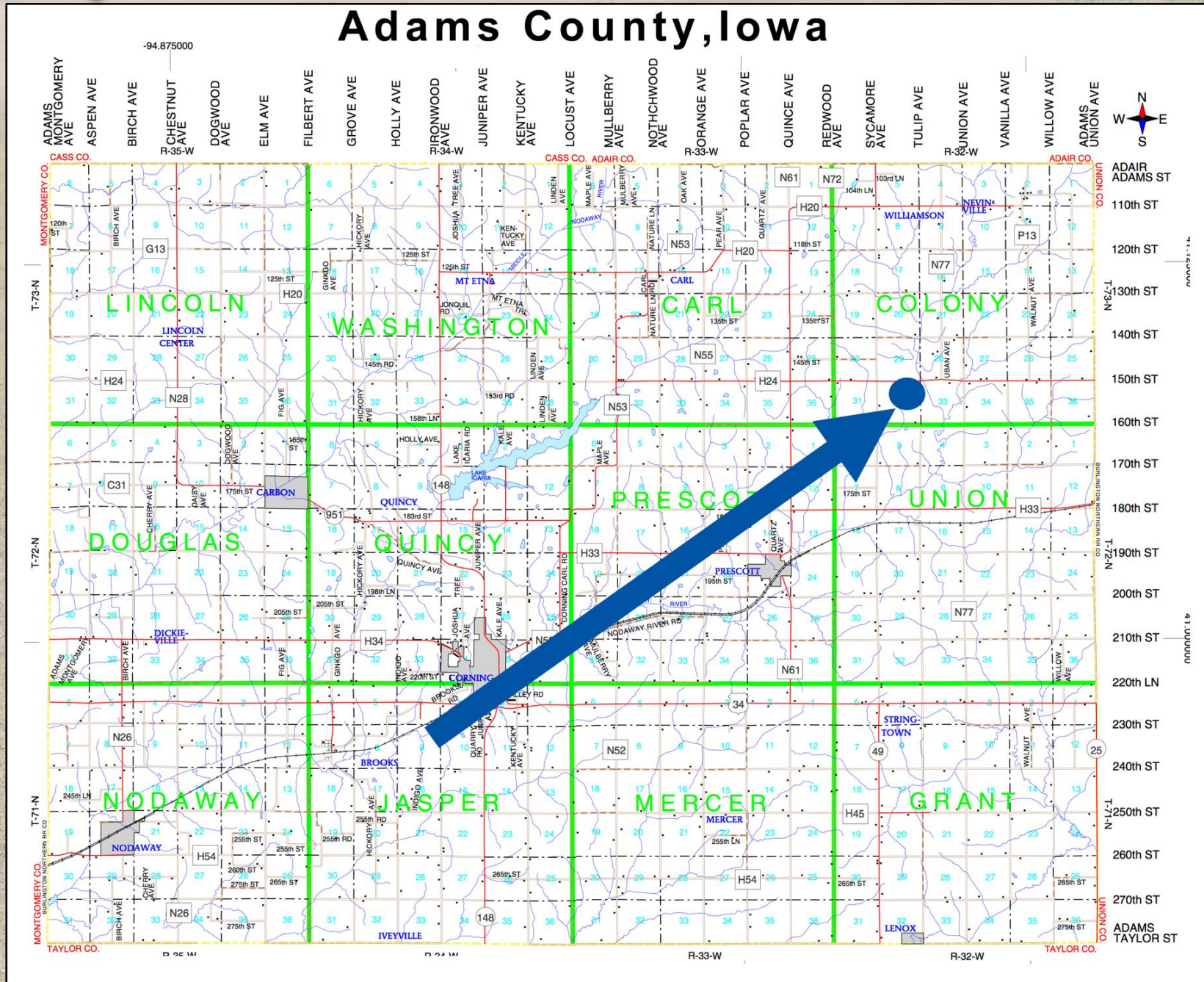






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