



For Sale: 79 Taxable Acres M/L Union Co., near Arispe, Iowa



Call 641-333-2705 or visit southwestiowaland.com

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Dunphy Farm – Union Co., IA 79 Taxable Acres, ML

Asking Price: \$632,000.00

Town: Arispe

County: Union

Taxes: \$892 (Union County Treasurer)

Terms: Cash, Payable at Closing

Possession: Upon closing

Land Use: FSA shows 76.38 farmland acres, with 41.82 effective cropland acres, remainder in timber draws. (Ringgold County FSA)

FSA Description: Corn Base 17.13, 94 PLC Yield; Soybeans Base 7.18, PLC Yield 32. (Ringgold County FSA)

CSR Description: CSR2- 56.7 (Surety Maps)

Comments: Preferred Properties of Iowa presents the Dunphy Farm! This farm is located Northwest of Arispe in Sand Creek township, just west of Hwy. 169. This farm is nearly 100% tillable with a CSR 2 average of 56. It has had plenty of improvements including tile and terrace installed within the last year. This is a highly productive farm with great access that won't last long. Give Brad a call at 641-202-3862 today.



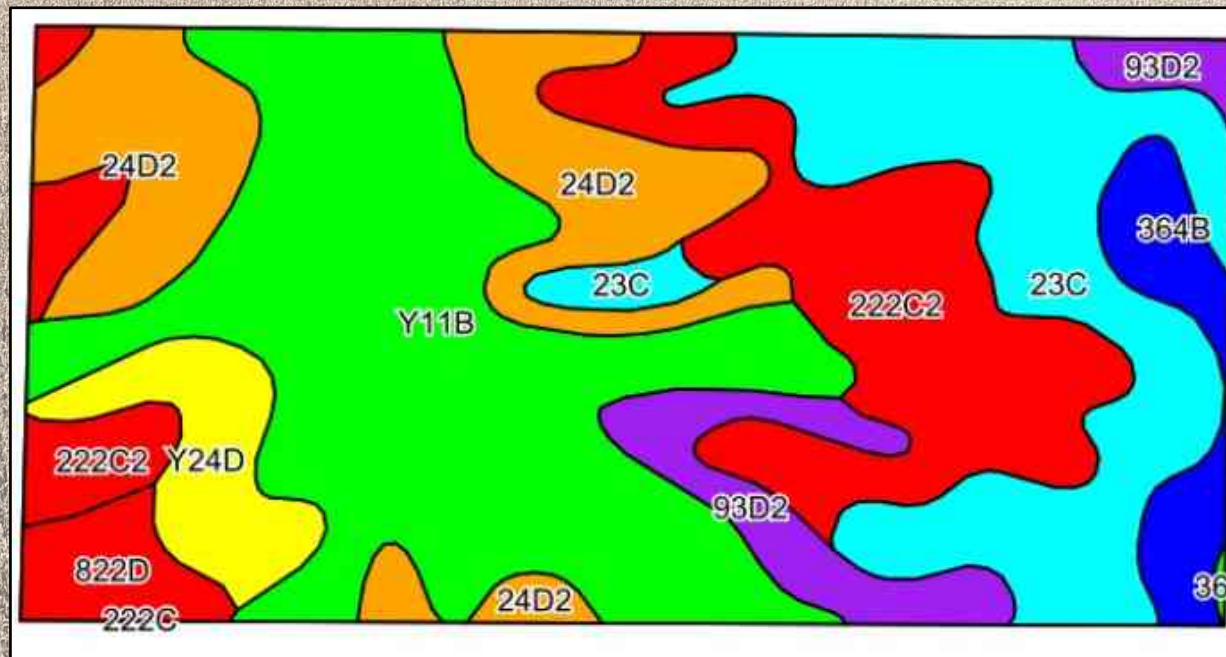
Listing Agent:
Brad Adamson
641-202-3862

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



Dunphy Farm – Union Co., IA

79 Taxable Acres, ML





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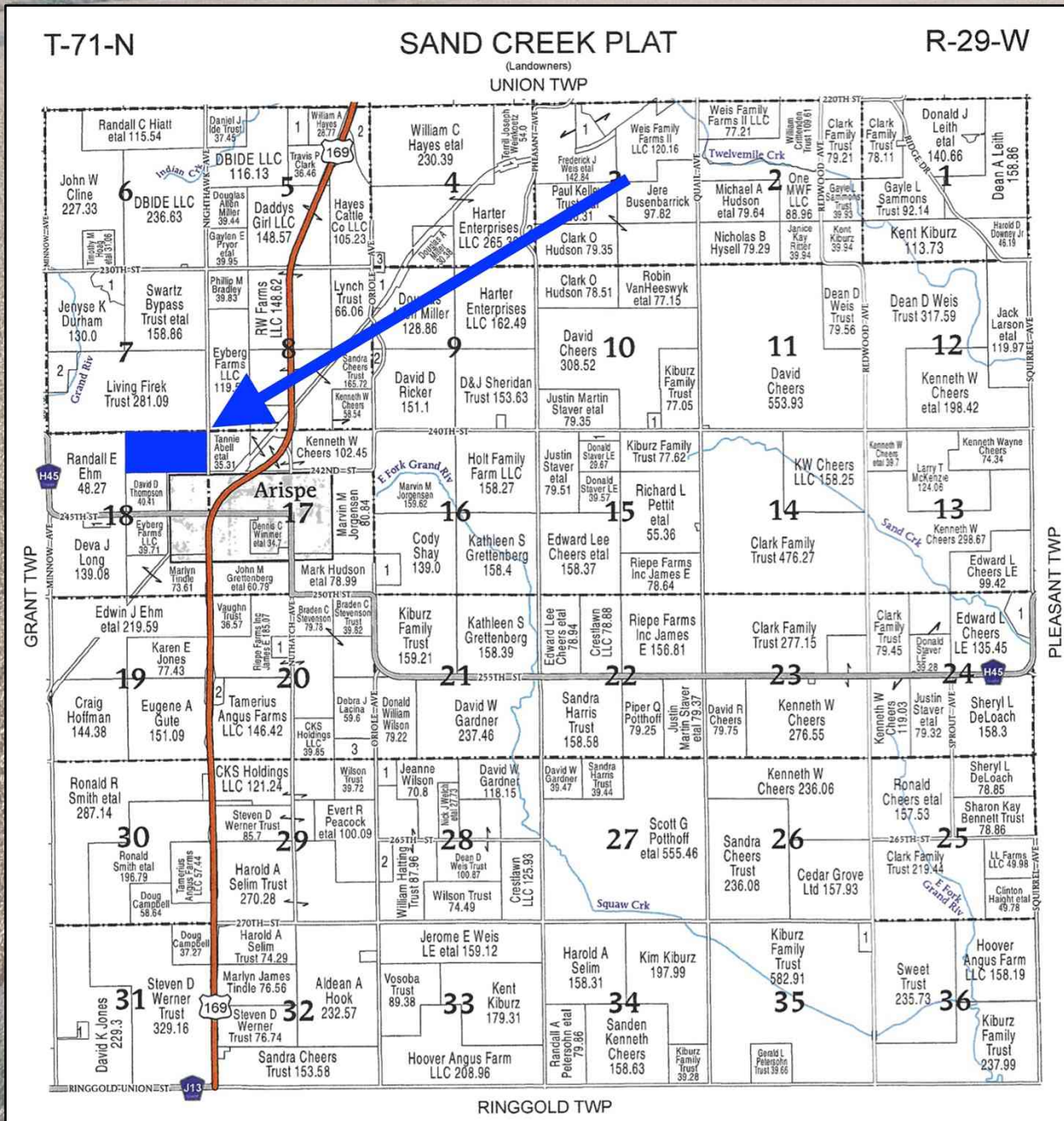
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Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	*i Corn Bu	*i Alfalfa Tons	*i Soybeans Bu	*i Bluegrass Tons	*i Tall Grasses Tons	CSR2**	CSR
Y11B	Colo, occasionally flooded-Ely silty clay loams, dissected till plain, 2 to 5 percent slopes	23.40	30.8%		IIw	0.0	0.0	0.0	0.0	0.0	80	
23C	Arispe silty clay loam, 5 to 9 percent slopes	14.43	19.0%		IIe	80.0	2.1	23.2	1.4	2.4	66	55
222C2	Clarinda silty clay loam, 5 to 9 percent slopes, moderately eroded	14.07	18.5%		IVw	140.8	3.0	40.8	2.5	4.2	28	25
24D2	Shelby clay loam, 9 to 14 percent slopes, moderately eroded	10.86	14.3%		IIe	168.0	4.7	48.7	3.0	5.0	46	48
93D2	Adair-Shelby clay loams, 9 to 14 percent slopes, moderately eroded	4.35	5.7%		IVe	139.2	3.6	40.4	2.5	4.2	32	25
Y24D	Shelby loam, dissected till plain, 9 to 14 percent slopes	3.64	4.8%		IIe	0.0	0.0	0.0	0.0	0.0	52	
364B	Grundy silty clay loam, 2 to 5 percent slopes	3.06	4.0%		IIe	80.0	2.1	23.2	1.4	2.4	72	75
822D	Lamoni silty clay loam, 9 to 14 percent slopes	2.01	2.6%		IVe	105.6	2.7	30.6	1.9	3.2	15	20
362	Haig silty clay loam, 0 to 2 percent slopes	0.07	0.1%		IIw	80.0	1.7	23.2	1.4	2.4	83	70
Weighted Average					2.92	79.4	2	23	1.4	2.4	56.7	*-



Dunphy Farm – Union Co., IA

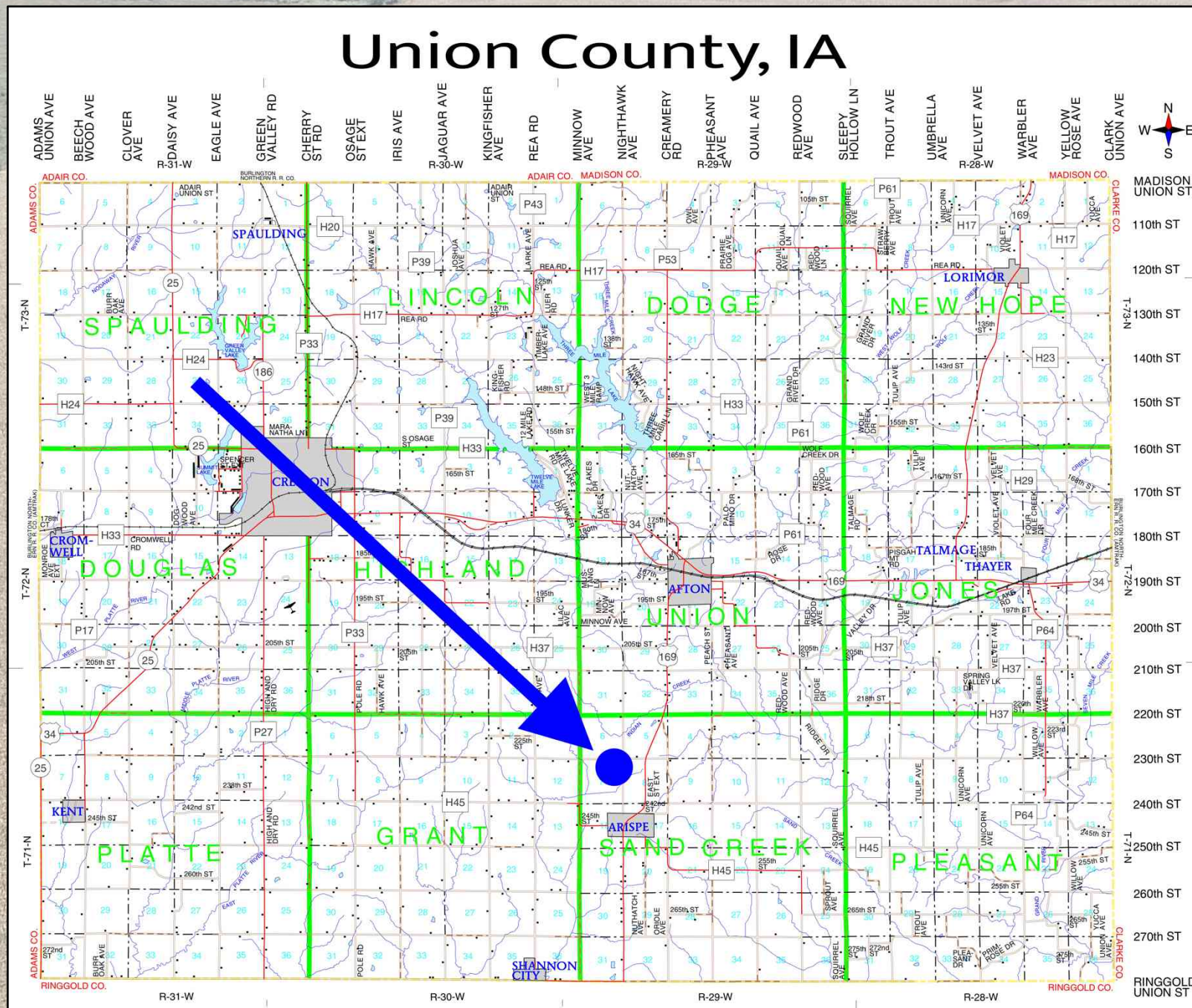
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