



**For Sale: 30 Taxable Acres, ML
Adams Co., near Corning, Iowa**



Call 641-333-2705 or visit southwestiowaland.com

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Cooper North Farm – Adams Co., IA

30 Taxable Acres, ML

Asking Price: \$150,000.00

Town: Corning

County: Adams

State: IA

Taxes: \$424 annually (Adams Co. Treasurer)

Terms: Cash, Payable at Closing

Possession: Upon Closing

Land Use: 30 Gross Acres, M/L, currently operated as pasture/grass, with timber and a pond (Surety Maps)

FSA Description: No Information (Adams Co. FSA)

CSR Description: CSR2- 56.2 (Surety Maps)

Comments: Preferred Properties of Iowa, Inc., is proud to present the Cooper North Farm! Don't miss out on this excellent opportunity to own Iowa land! In addition to being located on a hard surface road not too far from Corning, Iowa, this property also boasts some wonderful scenery and picturesque views of the Iowa countryside. This property would make a beautiful place to build a home, but it also has the potential to convert into row crop production for those who are looking to gain a return on this fantastic investment. With a CSR average above 55, the soils are there to produce income for the new owner. With some nice outdoor recreation potential as well, the possibilities are many! Learn about all the possibilities this fantastic property has to offer and call Listing Agent Tom Miller at 712-621-1281 to schedule your private showing today!

Listing Agent:
Tom Miller
712-621-1281

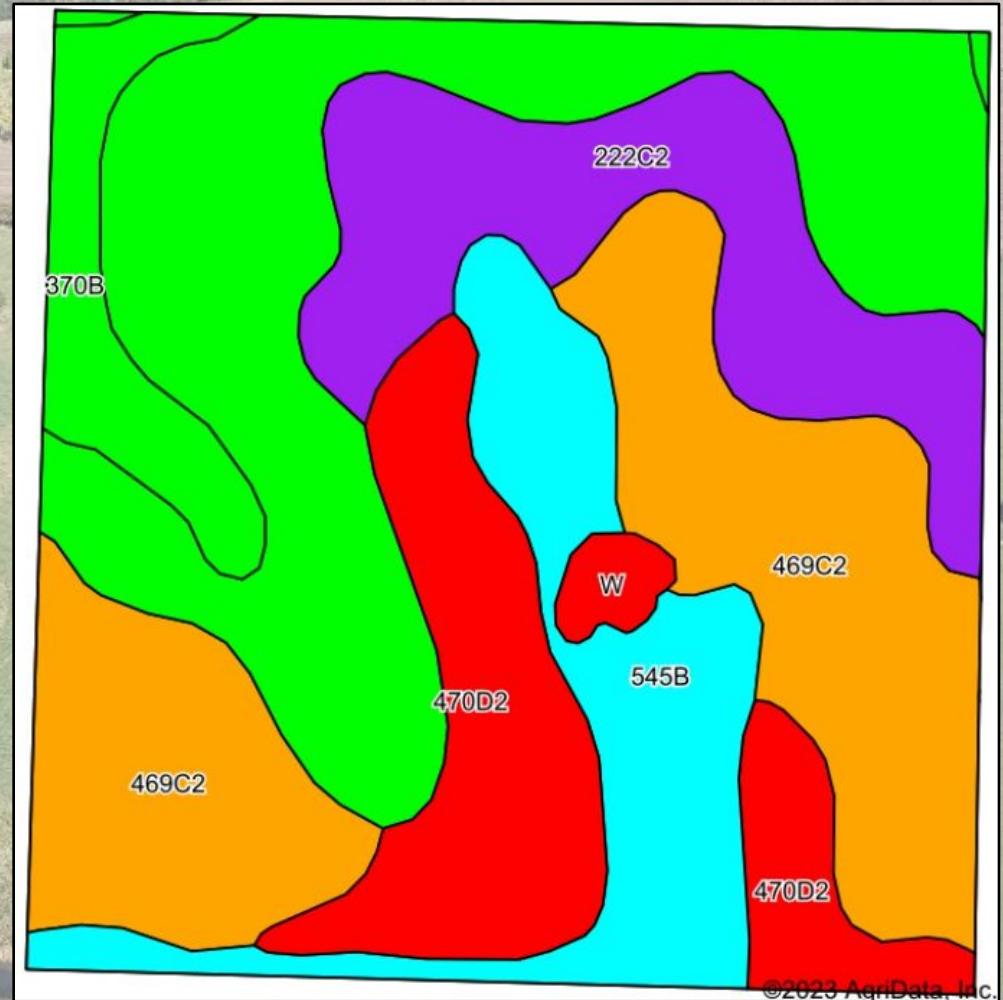


PPI, Inc. Office Location:
500 W. Temple St
Lenox, IA 50851
Dan Zech, Broker/Owner
Brennan Kester, Broker Assoc./Owner
Mark Pearson, Agent/Owner



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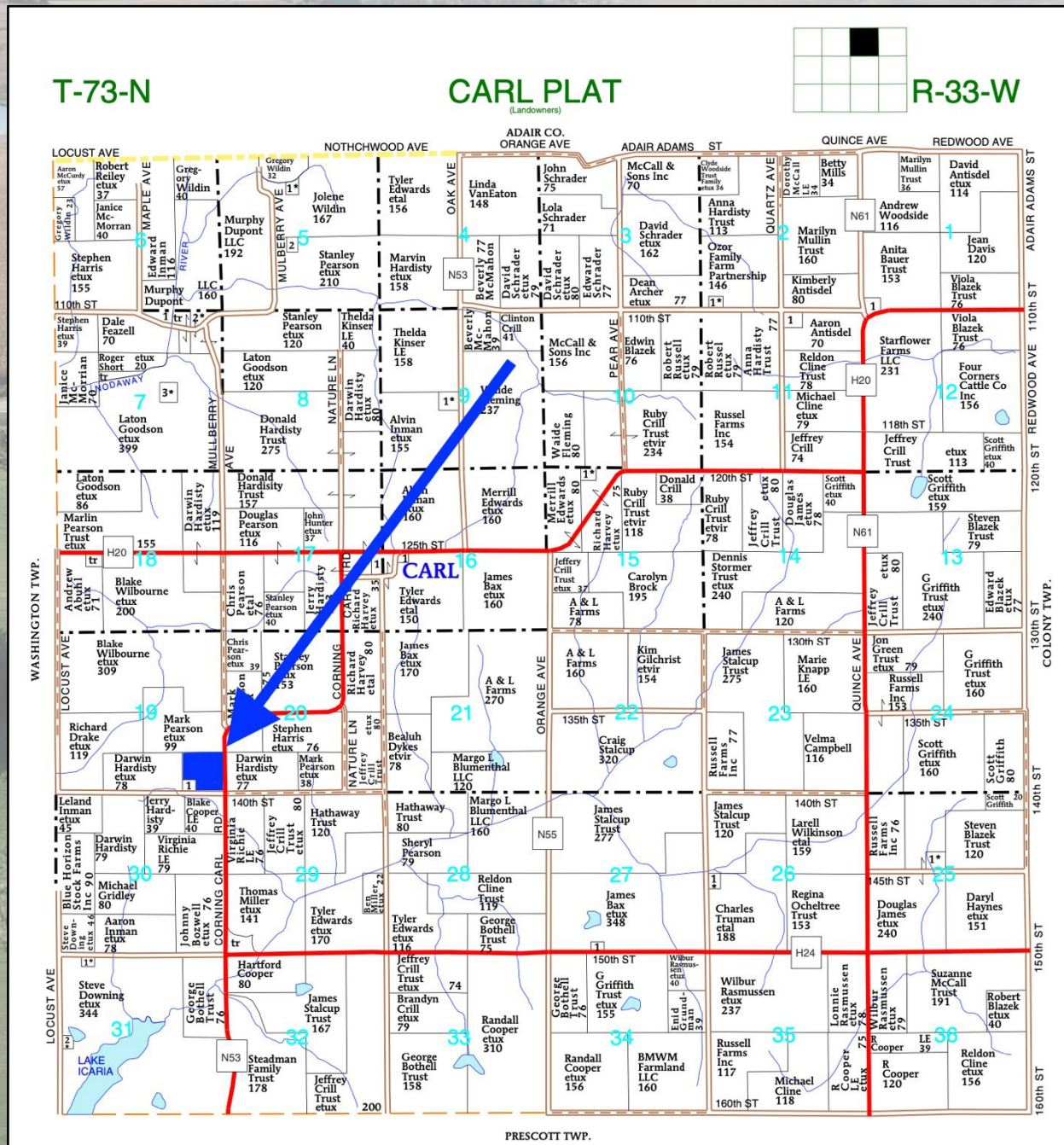
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Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	*i Corn Bu	*i Alfalfa Tons	*i Soybeans Bu	*i Bluegrass Tons	*i Tall Grasses Tons	CSR2**	CSR
371C2	Sharpsburg-Nira silty clay loams, 5 to 9 percent slopes, eroded	10.42	27.5%		IIIe	168.0	4.7	48.7	3.0	5.0	83	64
469C2	Lamoni-Clarinda-Shelby complex, 5 to 9 percent slopes, eroded	9.58	25.3%		IIIe	160.0	3.4	46.4	2.9	4.8	44	30
222C2	Clarinda silty clay loam, 5 to 9 percent slopes, eroded	5.35	14.1%		IVw	140.8	3.0	40.8	2.5	4.2	38	25
470D2	Lamoni-Shelby complex, 9 to 14 percent slopes, eroded	5.32	14.0%		IVe	134.4	3.5	39.0	2.4	4.0	28	25
545B	Zook-Ely-Gullied land complex, 2 to 5 percent slopes	4.79	12.6%		IIe	177.6	3.7	51.5	3.2	5.3	64	52
370B	Sharpsburg silty clay loam, 2 to 5 percent slopes	2.01	5.3%		IIe	225.6	6.3	65.4	4.1	6.8	91	87
W	Water	0.40	1.1%			0.0	0.0	0.0	0.0	0.0	0	0
Weighted Average					*-	159.9	3.9	46.4	2.9	4.8	56.2	43.4



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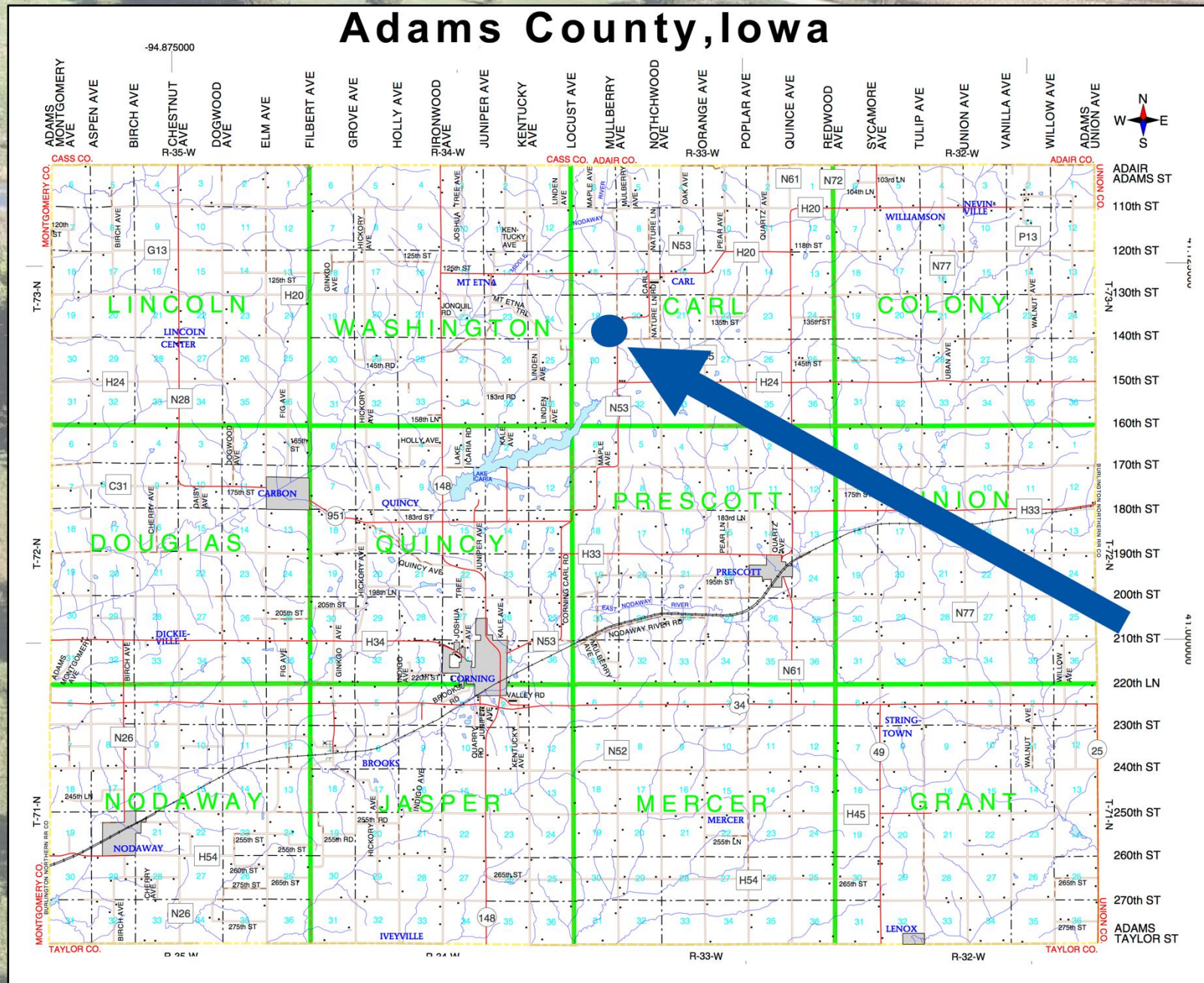
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