



For Sale: 132.2 Taxable Acres, ML  
Taylor Co, Near Bedford, 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.







# BCM 132 Farm – Taylor Co., IA 132.2 Taxable Acres, ML

**Asking Price:** \$780,000.00

**Town:** Bedford

**County:** Taylor

**State:** IA

**Taxes:** \$1,713.00 Annually (Taylor Co. Treasurer)

**Terms:** Cash, Payable at Closing

**Land Use:** FSA reports 133.76 total farmland acres with 86.33 tillable acres, and the remainder in timber. (Taylor County FSA)

**Possession:** Upon Closing – Subject to Farm Tenancy

**FSA Description:** Corn Base 42.78, 127 PLC Yield; Soybeans Base 42.62, PLC Yield 35. (Taylor County FSA)

**CSR Description:** CSR2- 50 (Surety Maps)

**Comments:** PPI is proud to present the BCM 132 Farm - located just East of Bedford at the intersection of Highway 2 and paved 265th Street! This farm has all the signs to be a fantastic tract to harvest deer, turkeys, and pheasant year in and year out. Timber draws and pockets of heavy timber line the farm, allowing for numerous places to hang a deer stand or for turkeys to roost. Running through the timber is a creek bed that allows for a water source for wildlife and to establish pinch points for your next hunt. The tillable acres offer a great income potential and a food source for wildlife. A long-term tenant has been farming the property and would like to continue to do so if desired from the new owner. The views on this farm are breathtaking and would be a beautiful place to put up your dream home or cabin! If you are looking for a tract of a lifetime to enjoy the great outdoors or the pursuit of giant whitetails this farm is a must! Call Listing Agent, Brennan Kester, today at 515-450-6030 to get this farm locked up to still hunt this fall!



**Listing Agent:**  
**Brennan Kester**  
**515-450-6030**

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

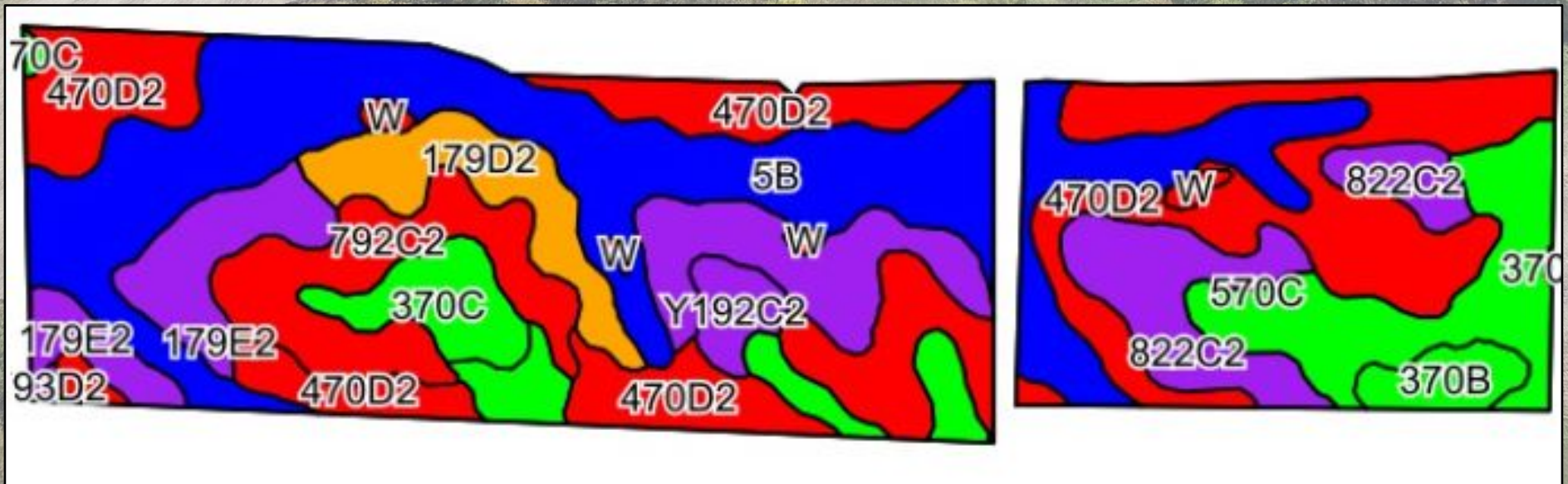
Dan Zech, Broker/Owner  
Brennan Kester, Broker Assoc./Owner  
Mark Pearson, Agent/Owner





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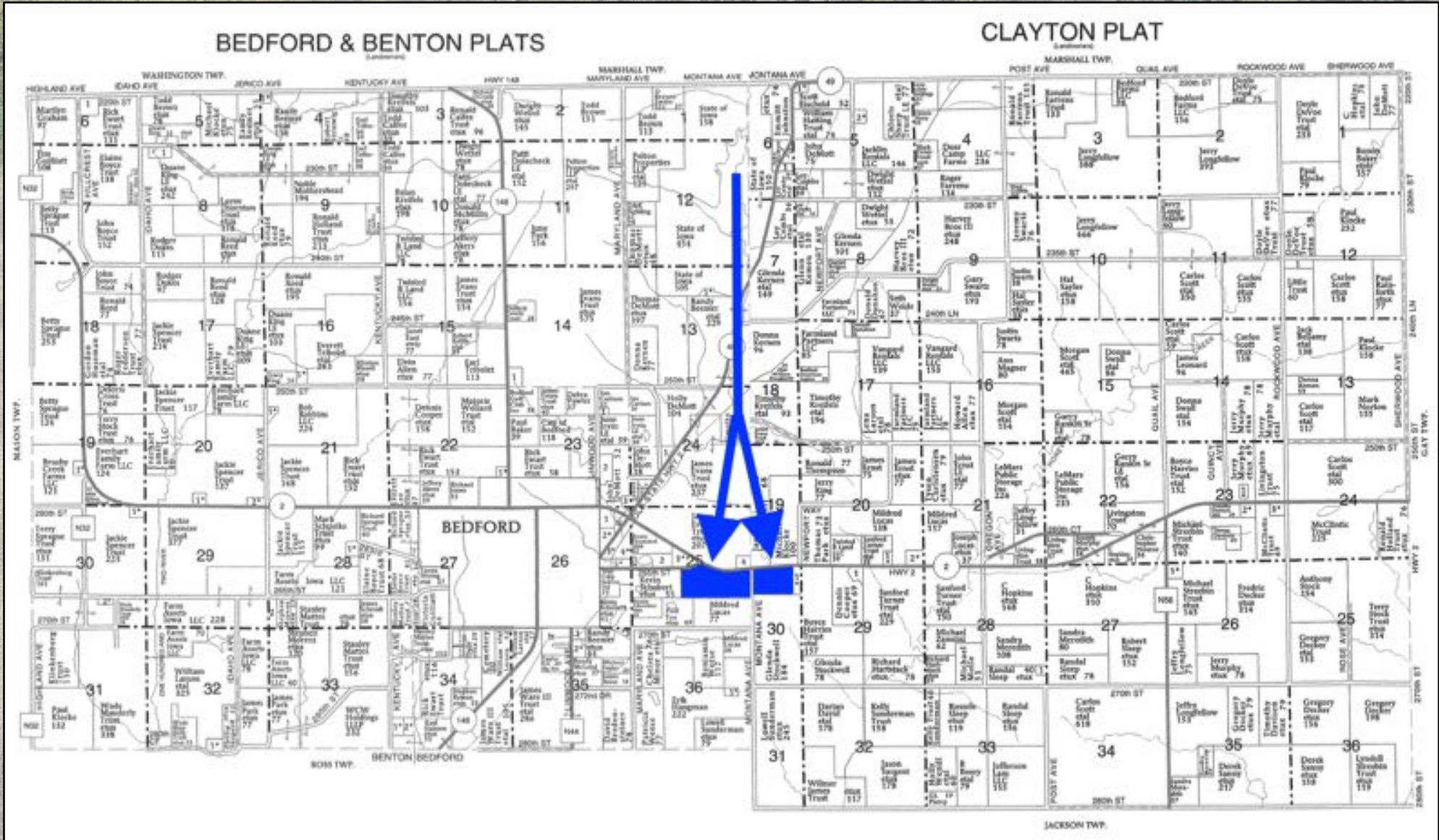
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	*i Corn Bu	*i Alfalfa Tons	*i Soybeans Bu	*i Bluegrass Tons	*i Tall Grasses Tons	CSR2**	CSR
470D2	Lamoni-Shelby complex, 9 to 14 percent slopes, eroded	36.60	27.5%		IVe	134.4	3.5	39.0	2.4	4.0	28	25
5B	Colo-Ackmore complex, 0 to 5 percent slopes	35.13	26.4%		IIw	196.8	4.1	57.1	3.5	5.9	75	63
570C	Nira silty clay loam, dissected till plain, 5 to 9 percent slopes	13.97	10.5%		IIle	192.0	5.4	55.7	3.5	5.8	84	69
792C2	Armstrong clay loam, 5 to 9 percent slopes, moderately eroded	9.65	7.2%		IIle	123.2	3.2	35.7	2.2	3.7	24	27
822C2	Lamoni silty clay loam, 5 to 9 percent slopes, eroded	8.54	6.4%		IIle	129.6	3.4	37.6	2.3	3.9	32	30
Y24E2	Shelby clay loam, dissected till plain, 14 to 18 percent slopes, eroded	7.04	5.3%		IVe	0.0	0.0	0.0	0.0	0.0	35	
179E2	Gara loam, dissected till plain, 14 to 18 percent slopes, eroded	6.90	5.2%		Vle	139.2	3.9	40.4	2.5	4.2	32	33
179D2	Gara loam, dissected till plain, 9 to 14 percent slopes, eroded	6.13	4.6%		IVe	163.2	4.6	47.3	2.9	4.9	43	43
370C	Sharpsburg silty clay loam, 5 to 9 percent slopes	3.84	2.9%		IIle	209.6	5.9	60.8	3.8	6.3	81	72
370B	Sharpsburg silty clay loam, 2 to 5 percent slopes	2.31	1.7%		IIe	225.6	6.3	65.4	4.1	6.8	91	87
Y192C2	Adair clay loam, dissected till plain, 5 to 9 percent slopes, eroded	1.92	1.4%		IIle	0.0	0.0	0.0	0.0	0.0	33	
W	Water	1.06	0.8%			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	0.22	0.2%		IIle	0.0	0.0	0.0	0.0	0.0	35	
Weighted Average					*-	150.8	3.7	43.7	2.7	4.5	50	*-





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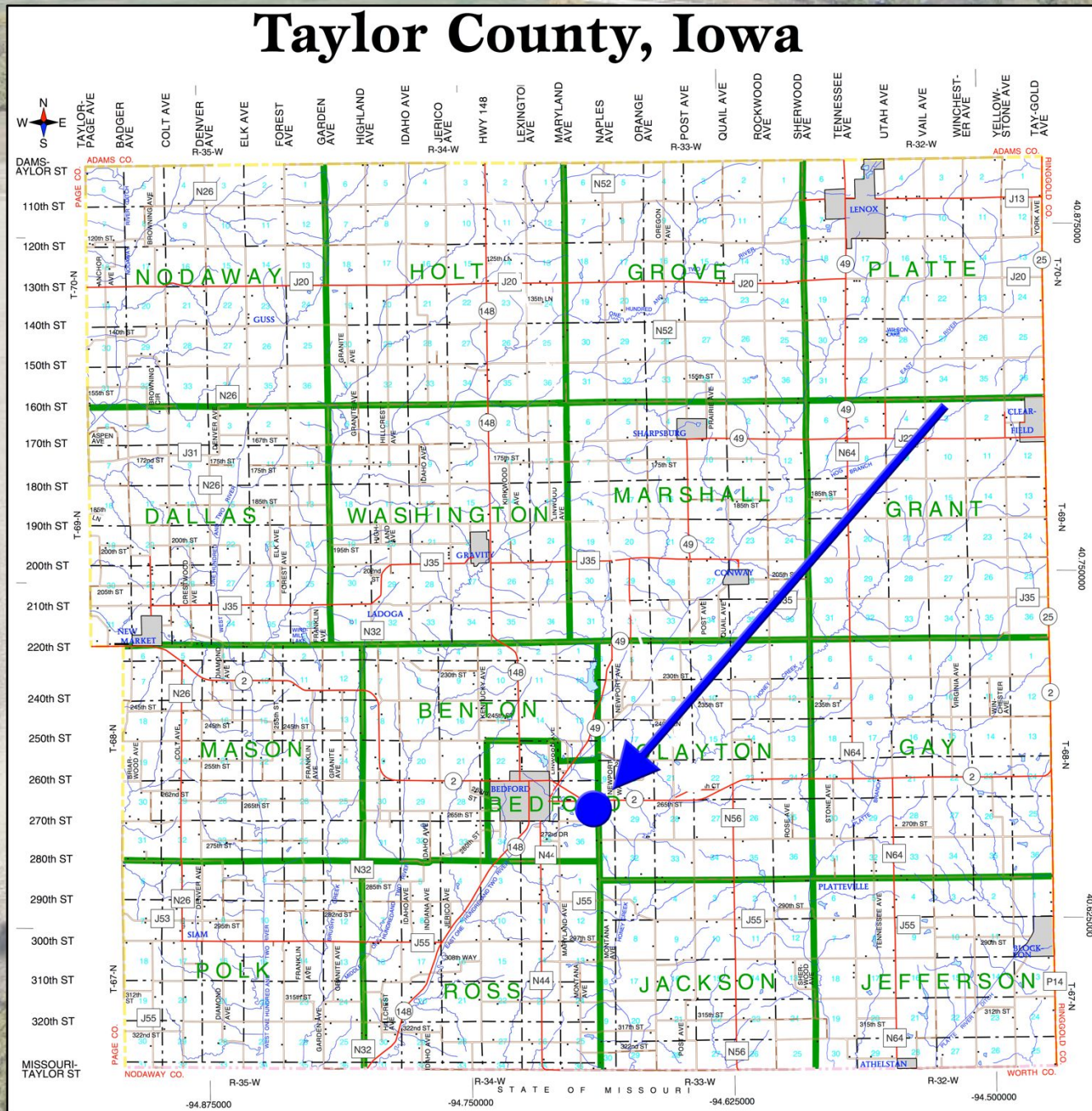
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