



For Sale: 31.9 Taxable Acres, ML
Taylor Co, Near Bedford, IA



Call 641-333-2705 or visit southwestiowaland.com

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Allen Farm – Taylor Co., IA 31.9 Taxable Acres, ML

Asking Price: \$250,000.00

Town: Bedford

County: Taylor

State: IA

Taxes: \$380.00 Annually (Taylor Co. Treasurer)

Terms: Cash, Payable at Closing

Possession: Upon Closing

Land Use: FSA reports 31.32 total farmland acres with approximately 18.77 acres of hay, and approximately 12.55 acres of timber and a pond. (Taylor Co. FSA)

FSA Description: No Data (Taylor County FSA)

CSR Description: CSR2- 36.7 (Surety Maps)

Comments: Preferred Properties brings you an excellent land opportunity! This smaller tract brings excellent recreation potential, as well as being a great candidate to build your dream home on! This property is continentally located less than a half mile off Highway 148 and features stunning views and income potential. Learn about all the possibilities this fantastic property has to offer and call Listing Agent Jacy Larson at 712-621-1156 to schedule your private showing today!

Listing Agent:
Jacy Larson
712-621-1156



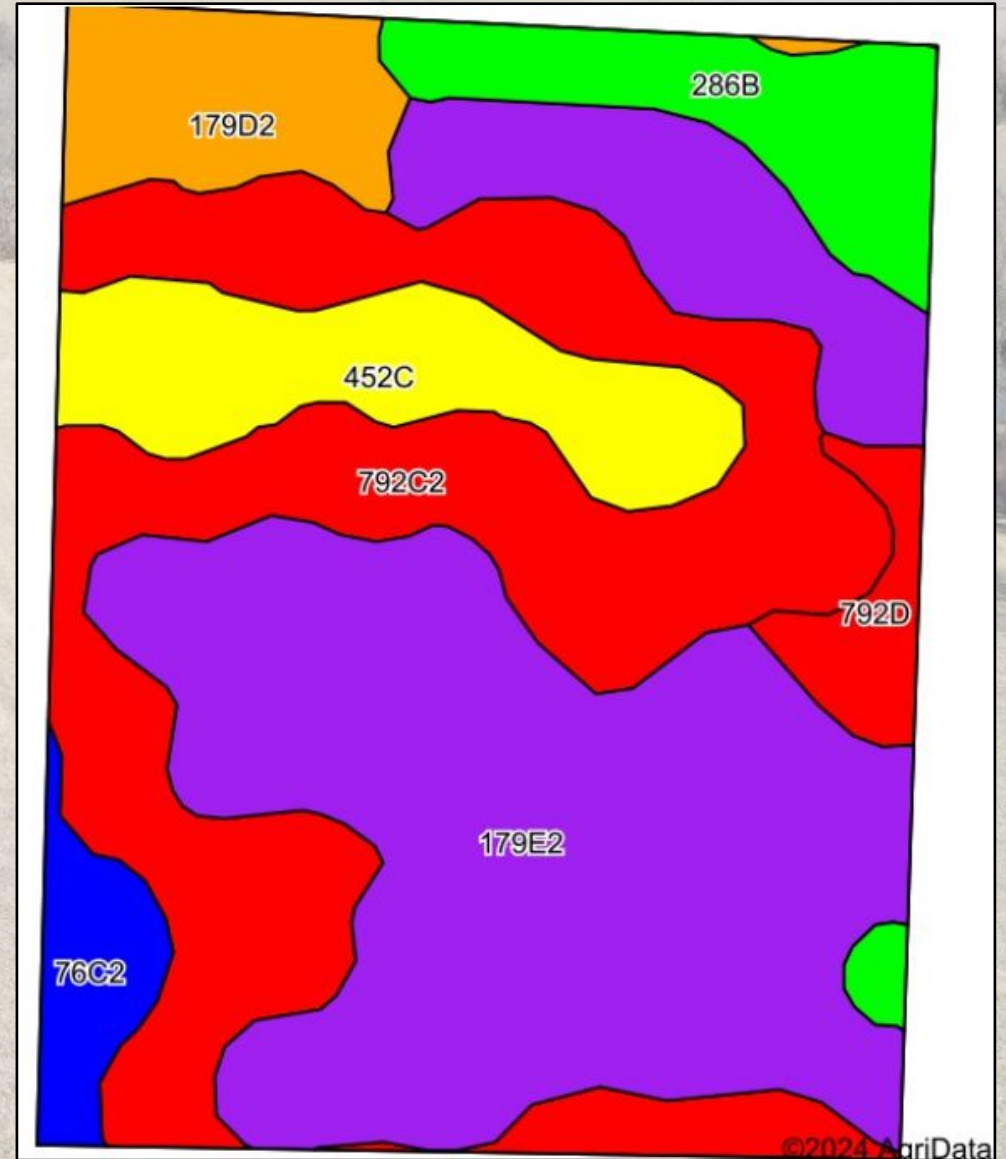
PPI, Inc. Office Location:
500 W. Temple St
Lenox, IA 50851

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



Allen Farm – Taylor Co., IA

31.9 Taxable Acres, ML





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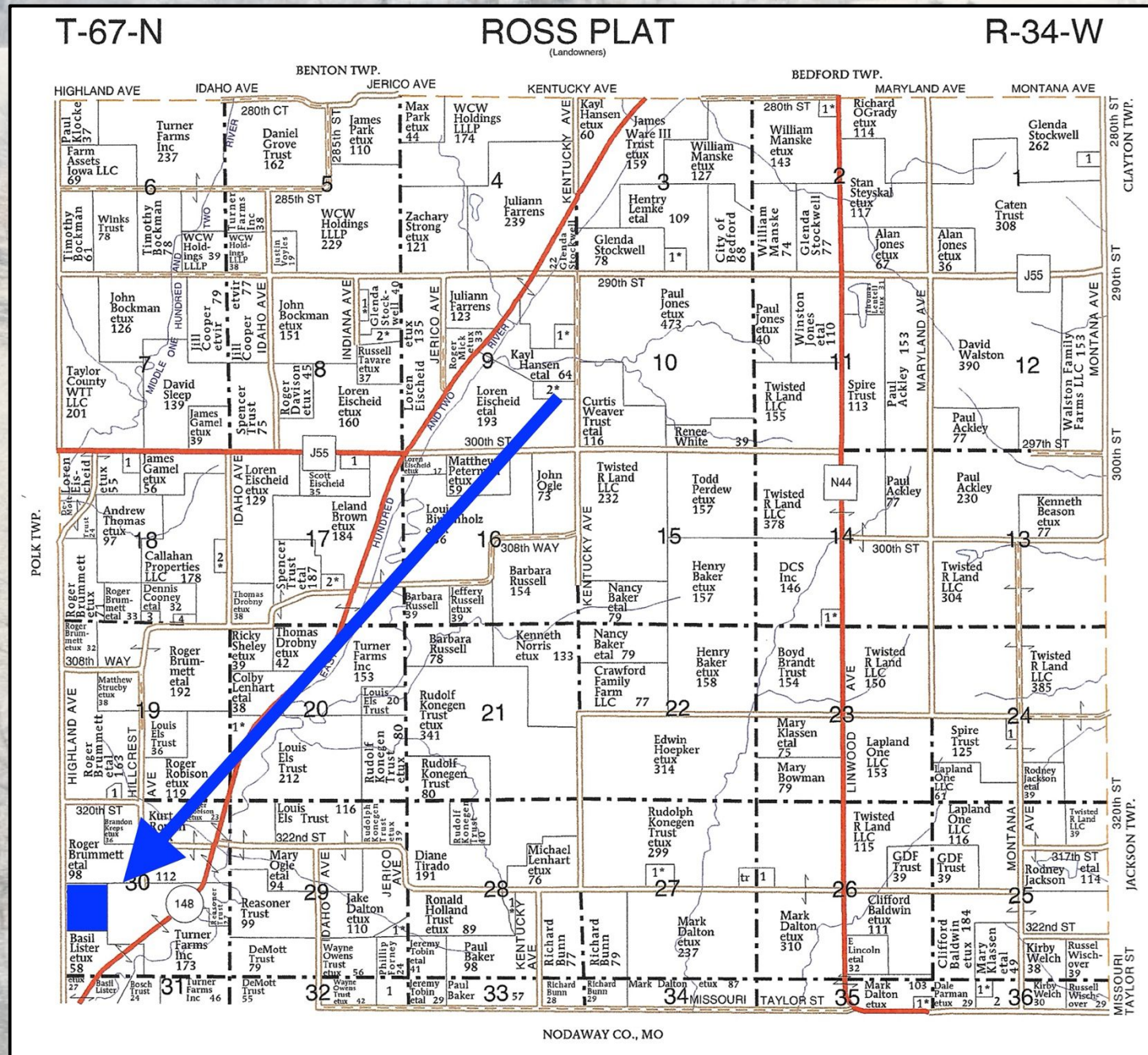
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Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	*i Corn Bu	*i Alfalfa Tons	*i Soybeans Bu	*i Bluegrass Tons	*i Tall Grasses Tons	CSR2**	CSR
179E2	Gara loam, dissected till plain, 14 to 18 percent slopes, eroded	13.29	42.1%		Vle	139.2	3.9	40.4	2.5	4.2	32	33
792C2	Armstrong clay loam, 5 to 9 percent slopes, moderately eroded	9.48	30.0%		Ille	123.2	3.2	35.7	2.2	3.7	24	27
452C	Lineville silt loam, 5 to 9 percent slopes	2.83	9.0%		Ille	80.0	2.1	23.2	1.4	2.4	56	36
286B	Colo-Judson-Nodaway complex, 0 to 5 percent slopes	2.29	7.3%		Ilw	216.0	4.5	62.6	3.9	6.5	80	65
179D2	Gara loam, dissected till plain, 9 to 14 percent slopes, eroded	1.91	6.1%		IVe	163.2	4.6	47.3	2.9	4.9	43	43
76C2	Ladoga silty clay loam, dissected till plain, 5 to 9 percent slopes, eroded	0.97	3.1%		Ille	192.0	5.4	55.7	3.5	5.8	75	62
792D	Armstrong loam, 9 to 14 percent slopes	0.78	2.5%		IVe	99.2	2.6	28.8	1.8	3.0	9	18
Weighted Average					4.28	136.7	3.6	39.7	2.5	4.1	36.7	34.9



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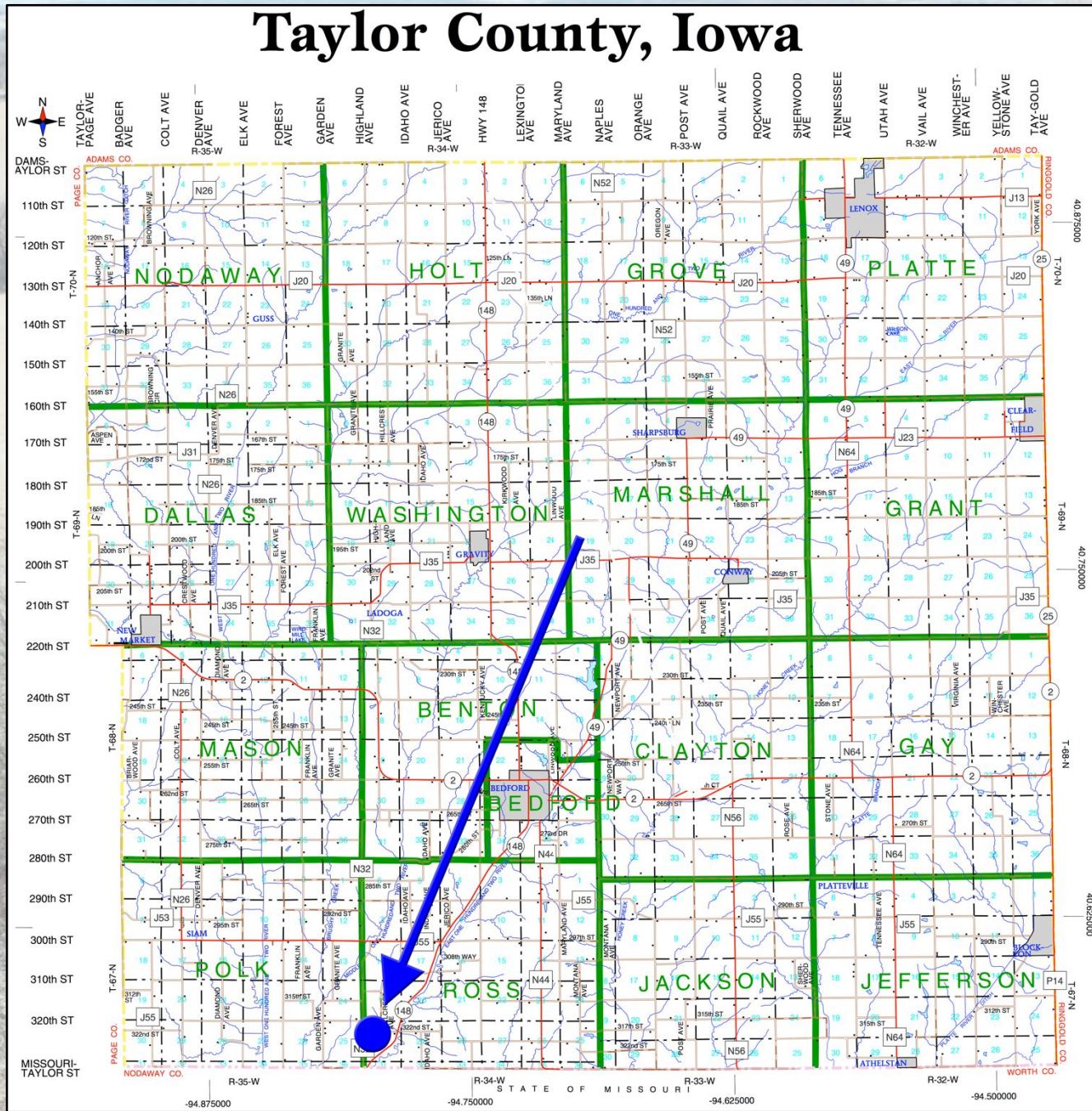
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