



**For Sale: 100.2 Taxable Acres, ML  
Adams Co., near Corning, Iowa**



***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.





# Bonney Farm – Adams Co., IA 100.2 Taxable Acres, ML

**Asking Price:** \$631,260.00

**Town:** Corning

**County:** Adams

**State:** IA

**Taxes:** \$1,406.00 annually (Adams Co. Treasurer)

**Terms:** Cash, Payable at Closing

**Possession:** Upon Closing

**Land Use:** FSA shows 99.76 farmland acres with 80 acres, M/L, of pasture, remainder in timber and ponds. (FSA)

**FSA Description:** Contact PPI

**CSR Description:** CSR2- 50.2 (Surety Maps)

**Comments:** Preferred Properties of Iowa, Inc. is proud to present the Bonney Farm, a scenic farm property located in extremely close proximity to the Lake Icaria resort and recreation area. This beautiful property boasts solid income potential with some very productive soils. There is endless recreation potential nearby with all that Lake Icaria has to offer, which includes boating, fishing, swimming & trails, etc. However, this property also gives great recreation onsite with ponds and timber for great hunting and fishing potential as well. Don't miss out on this beautiful property! Contact Listing Agent Tom Miller to schedule your private showing today!

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



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

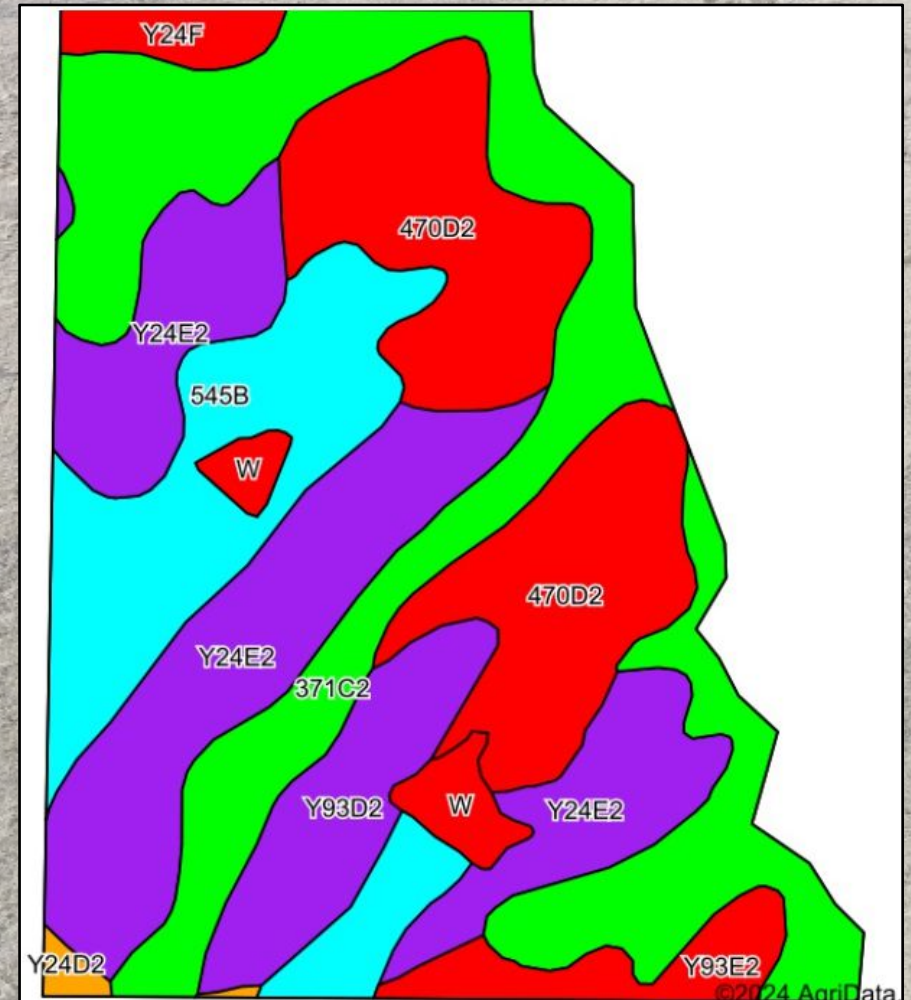
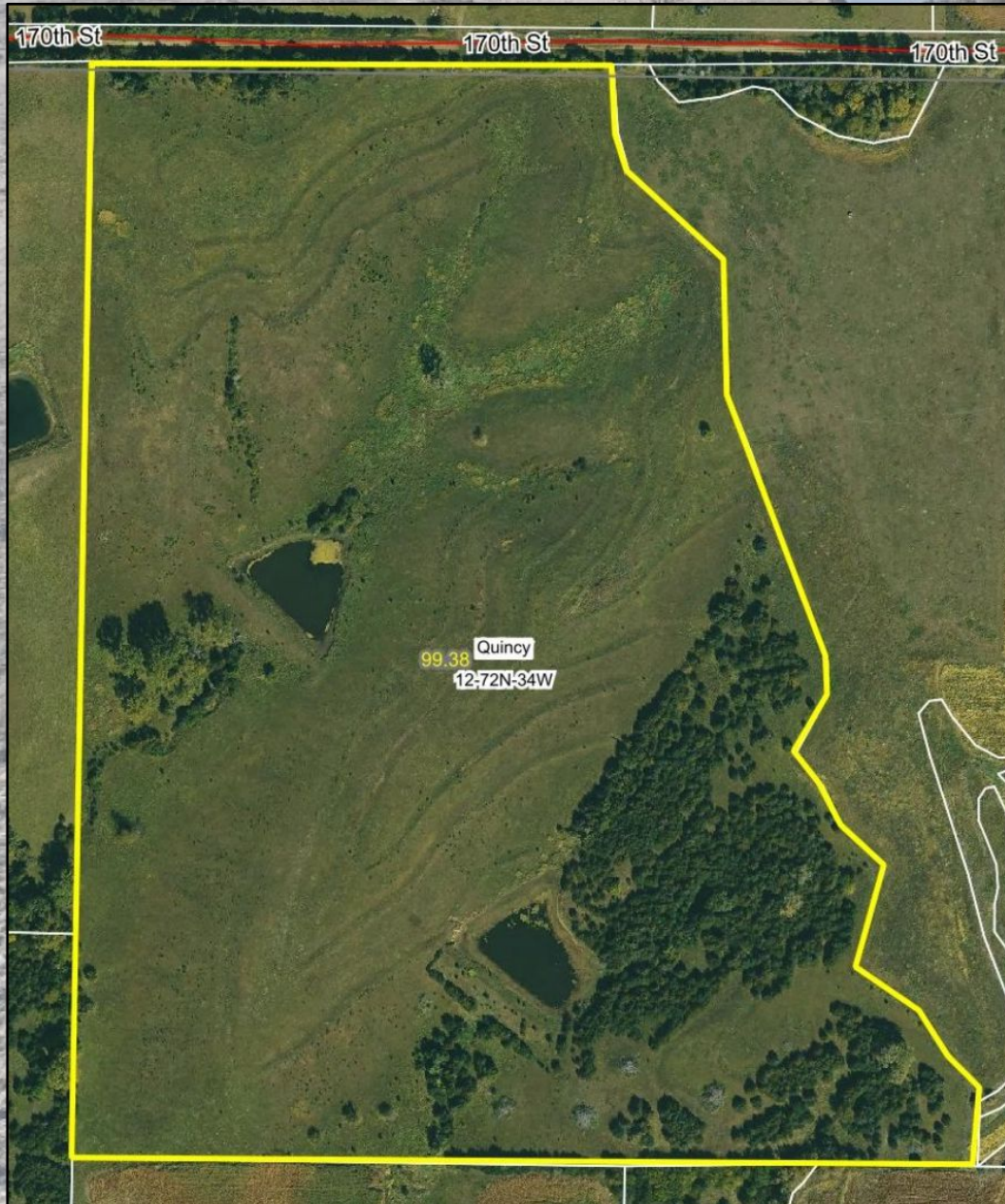
**Dan Zech, Broker/Owner**  
**Brennan Kester, Broker Assoc./Owner**  
**Mark Pearson, Agent/Owner**





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## 100.2 Taxable Acres, ML





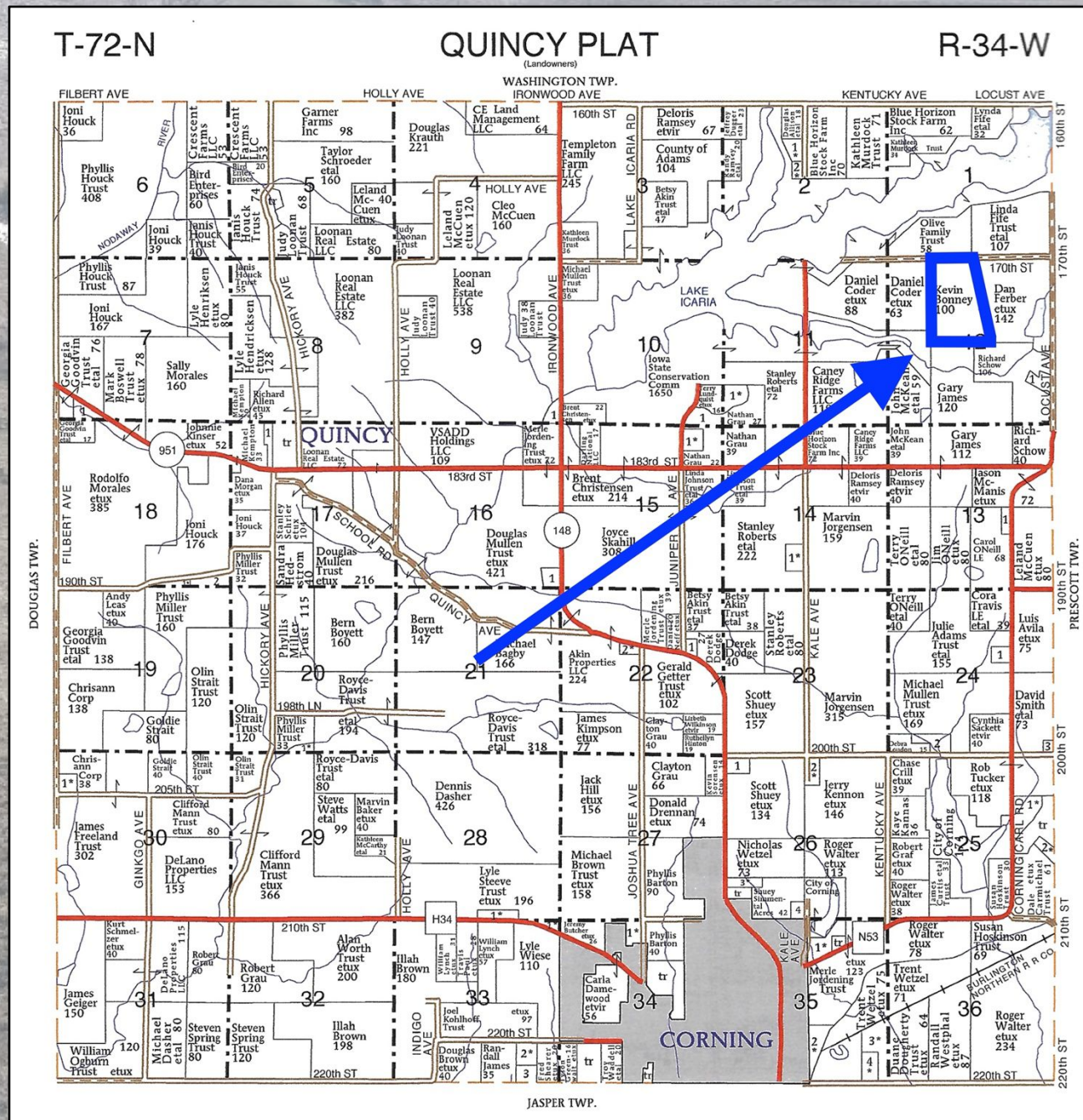
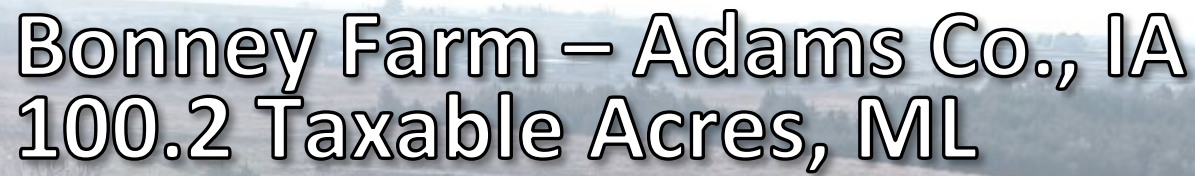


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Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	*i Corn Bu	*i Alfalfa Tons	*i Soybeans Bu	*i Bluegrass Tons	*i Tall Grasses Tons	CSR2**	CSR
371C2	Sharpsburg-Nira silty clay loams, 5 to 9 percent slopes, eroded	28.10	28.3%		IIle	168.0	4.7	48.7	3.0	5.0	83	64
Y24E2	Shelby clay loam, dissected till plain, 14 to 18 percent slopes, eroded	23.52	23.7%		IVe	0.0	0.0	0.0	0.0	0.0	35	
470D2	Lamoni-Shelby complex, 9 to 14 percent slopes, eroded	19.89	20.0%		IVe	134.4	3.5	39.0	2.4	4.0	28	25
545B	Zook-Ely-Gullied land complex, 2 to 5 percent slopes	14.05	14.1%		Ile	177.6	3.7	51.5	3.2	5.3	64	52
Y93D2	Shelby-Adair clay loams, dissected till plain, 9 to 14 percent slopes, eroded	6.24	6.3%		IIle	0.0	0.0	0.0	0.0	0.0	35	
Y93E2	Shelby-Adair clay loams, dissected till plain, 14 to 18 percent slopes, eroded	3.18	3.2%		IVe	0.0	0.0	0.0	0.0	0.0	28	
W	Water	2.16	2.2%			0.0	0.0	0.0	0.0	0.0	0	0
Y24F	Shelby loam, dissected till plain, 18 to 25 percent slopes	1.72	1.7%		VIe	0.0	0.0	0.0	0.0	0.0	27	
Y24D2	Shelby clay loam, dissected till plain, 9 to 14 percent slopes, eroded	0.52	0.5%		IIle	0.0	0.0	0.0	0.0	0.0	49	
Weighted Average					*-	99.5	2.6	28.9	1.8	3	50.2	*-













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