



**For Sale: 75.93 Taxable Acres, ML
Taylor Co., near Villisca, Iowa**



Call 641-333-2705 or visit southwestiowaland.com

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Mulligan 75 Farm – Taylor County

75.93 Taxable Acres, ML

Asking Price: \$685,000.00

Town: Nodaway

County: Taylor

State: IA

Taxes: \$1,758.00 Annually (Taylor County Treasurer)

Terms: Cash, Payable at Closing

Possession: Upon closing

Land Use: FSA shows a total of 75.03 farmland acres, with 70.10 cropland acres, & the remainder in timber. (FSA, Surety Maps)

Buildings: Grain Bin – 3,272 Bushel Capacity, Grain Bin – 6,544 Bushel Capacity (Taylor County Assessor)

FSA Description: Corn base – 69.3, PLC Yield - 135; Soybeans base – 0.70, PLC Yield – 44. (FSA)

CSR Description: CSR2- 70.4 (Surety Maps)

Comments: Presenting the Mulligan Farms, LLC property. This farm is highly tillable with highly productive soils. FSA shows 70.1 effective crop acres with a CSR2 of 73.4 (tillable acres only) according to Surety! This productive farm would be a great addition to anyone's farm portfolio or farm operation. For the investor, the sellers would be more than happy to rent the farm back long term! This farm also includes 2 smaller grain bins for storage or for added income to rent out. This is also a rare opportunity to have a highly tillable, nice producing farm and still have hunting opportunities for deer and turkey. For more information or to schedule a showing please call Cole Winther at 712-621-0966.

Listing Agent:
Cole Winther
712-621-0966

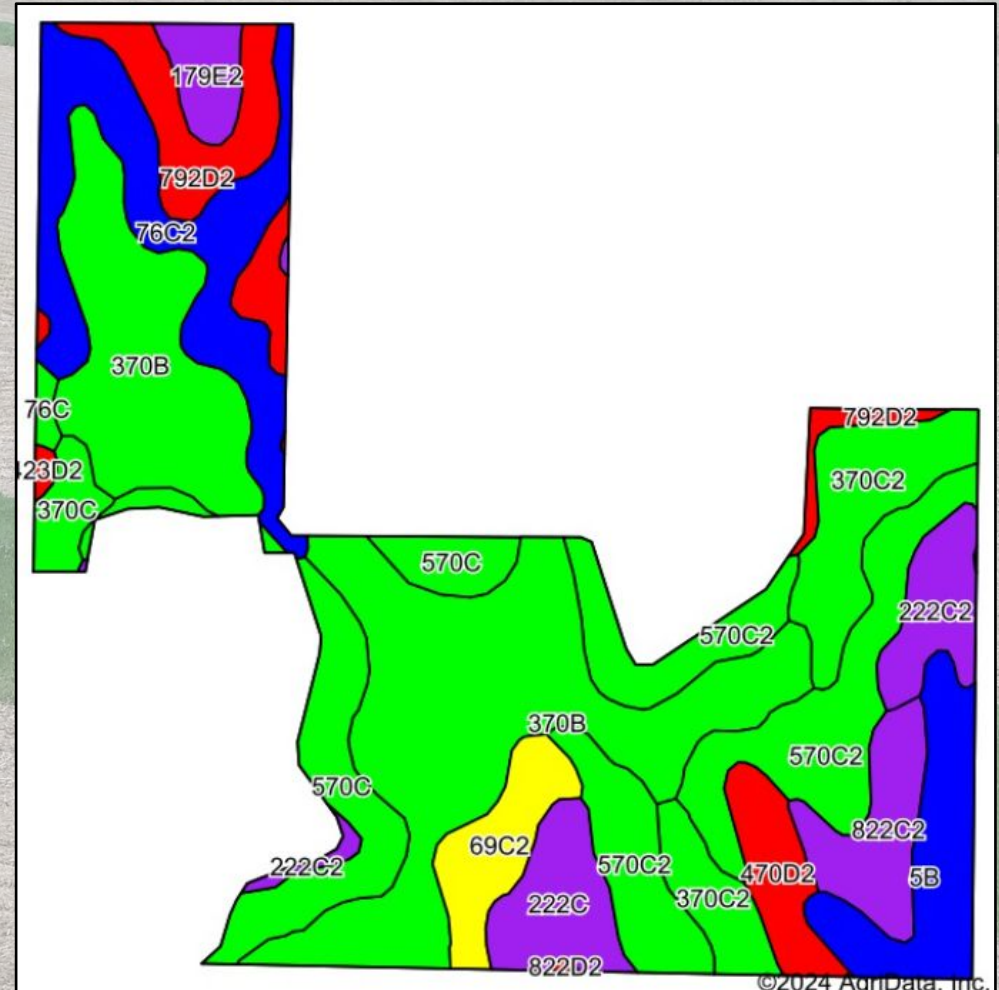
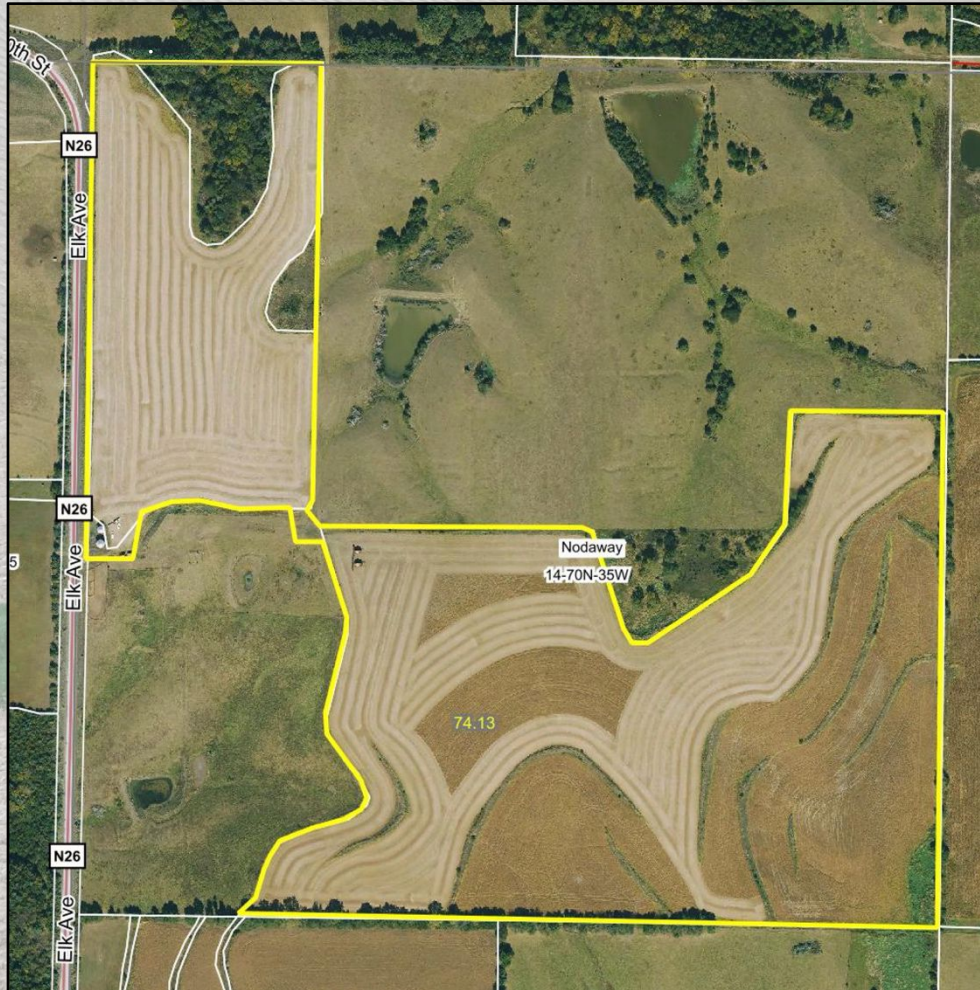


PPI, Inc. Office Location:
500 W. Temple St
Lenox, IA 50851
Dan Zech, Broker/Owner
Brennan Kester, Broker Assoc./Owner
Mark Pearson, Agent/Owner



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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
370B	Sharpsburg silty clay loam, 2 to 5 percent slopes	21.77	29.4%		Ile	225.6	6.3	65.4	4.1	6.8	91	87
570C2	Nira silty clay loam, dissected till plain, 5 to 9 percent slopes, eroded	10.28	13.9%		Ille	187.2	5.2	54.3	3.4	5.6	81	64
76C2	Ladoga silty clay loam, dissected till plain, 5 to 9 percent slopes, eroded	7.26	9.8%		Ille	192.0	5.4	55.7	3.5	5.8	75	62
570C	Nira silty clay loam, dissected till plain, 5 to 9 percent slopes	5.54	7.5%		Ille	192.0	5.4	55.7	3.5	5.8	84	69
370C2	Sharpsburg silty clay loam, 5 to 9 percent slopes, eroded	5.51	7.4%		Ille	204.8	5.7	59.4	3.7	6.1	80	67
792D2	Armstrong clay loam, 9 to 14 percent slopes, moderately eroded	4.31	5.8%		IVe	88.0	2.3	25.5	1.6	2.6	5	13
5B	Colo-Ackmore complex, 0 to 5 percent slopes	3.92	5.3%		Ilw	196.8	4.1	57.1	3.5	5.9	75	63
822C2	Lamoni silty clay loam, 5 to 9 percent slopes, eroded	2.81	3.8%		Ille	129.6	3.4	37.6	2.3	3.9	32	30

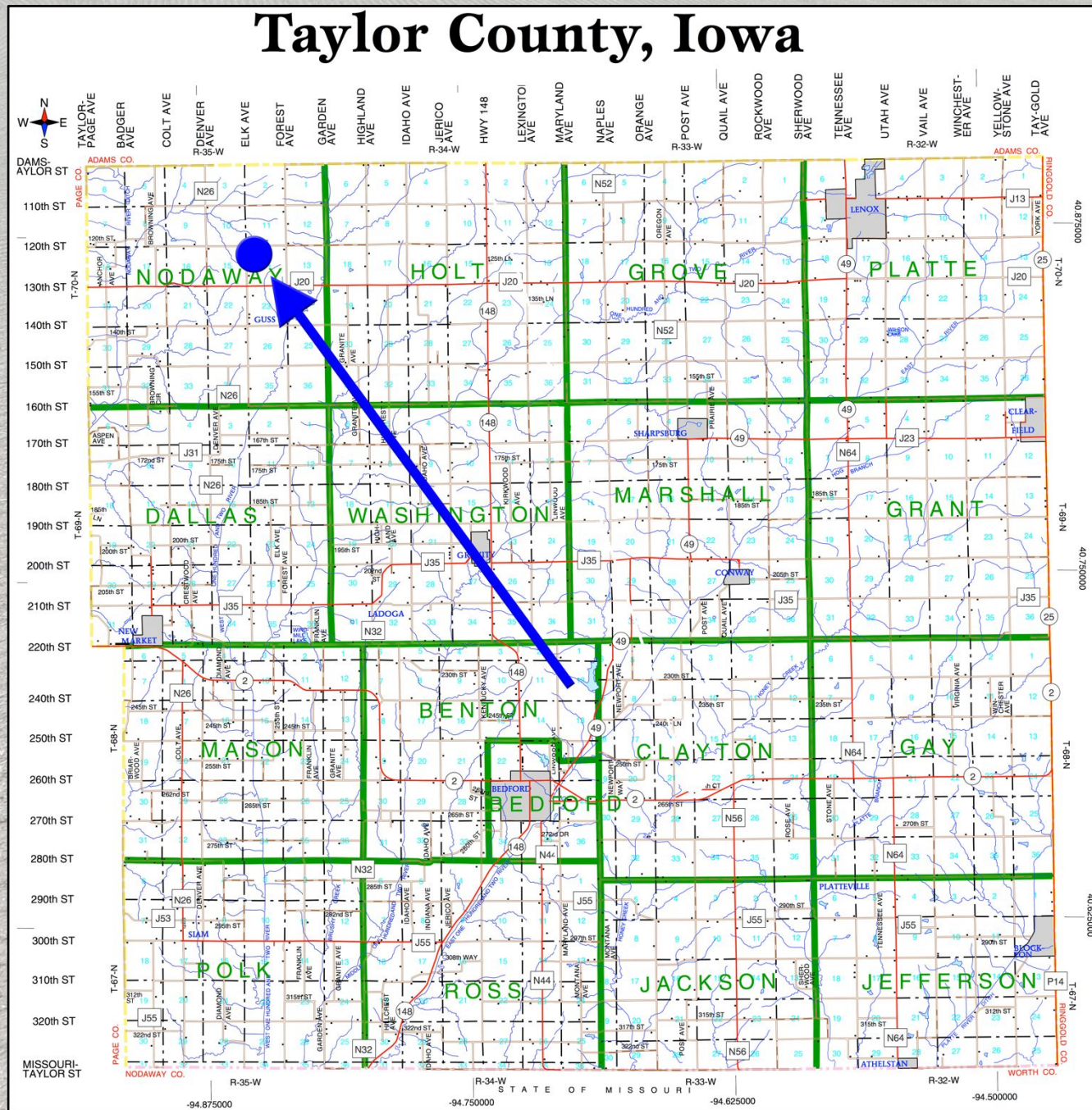
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	*i Corn Bu	*i Alfalfa Tons	*i Soybeans Bu	*i Bluegrass Tons	*i Tall Grasses Tons	CSR2**	CSR
222C	Clarinda silty clay loam, 5 to 9 percent slopes	2.73	3.7%		IVw	145.6	3.1	42.2	2.6	4.4	36	30
69C2	Clearfield silty clay loam, dissected till plain, 5 to 9 percent slopes, eroded	2.53	3.4%		IIIw	163.2	3.4	47.3	2.9	4.9	56	45
222C2	Clarinda silty clay loam, 5 to 9 percent slopes, eroded	2.43	3.3%		IVw	140.8	3.0	40.8	2.5	4.2	38	25
470D2	Lamoni-Shelby complex, 9 to 14 percent slopes, eroded	2.07	2.8%		IVe	134.4	3.5	39.0	2.4	4.0	28	25
179E2	Gara loam, dissected till plain, 14 to 18 percent slopes, eroded	1.35	1.8%		Vle	139.2	3.9	40.4	2.5	4.2	32	33
370C	Sharpsburg silty clay loam, 5 to 9 percent slopes	1.12	1.5%		IIle	209.6	5.9	60.8	3.8	6.3	81	72
76C	Ladoga silt loam, dissected till plain, 5 to 9 percent slopes	0.29	0.4%		IIle	196.8	5.5	57.1	3.5	5.9	80	67
423D2	Bucknell silty clay loam, 9 to 14 percent slopes, moderately eroded	0.22	0.3%		IVe	97.6	2.5	28.3	1.8	2.9	6	13
Weighted Average					2.87	187.1	5	54.3	3.4	5.6	70.4	62





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