



For Sale: Est. 60 Acres, ML
Montgomery Co., near Villisca, IA



Call 641-333-2705 or visit southwestiowaland.com

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Gourley Farms – Tract 4 – Montgomery Co. Est. 60 Taxable Acres, ML

Asking Price: \$390,000.00

County: Montgomery

Taxes: TBD Following Survey

Terms: Cash, Payable at Closing

Possession: At Closing

Land Use: 29.69 acres enrolled in the Conservation Reserve Program (CRP), with the remainder in timber (FSA)

CRP Description: 29.69 acres enrolled at \$257.62 per acre for an annual payment of \$7,648.00, with an expiration date of 9/2025 (FSA)

FSA Description: Corn Base Acres 62.9, 127 PLC Yield; Soybeans Base Acres 14.2, 44 PLC Yield. (This information is being gathered from a larger tract. Information will be subject to reconstitution by the FSA.) (FSA)

CSR Description: CSR2- 42 (Surety Maps)

Comments: Preferred Properties of Iowa, Inc., is proud to present Tract 4 of the Gourley Farms! This is an excellent property for any land investor looking to enjoy excellent and mature timber and the outdoor recreation or hunting potential that provides while simultaneously earning excellent income through the Conservation Reserve Program (CRP) contract that is in place. This farm is truly the best of both worlds! Contact Listing Agent, Tom Miller, at 712-621-1281 to learn more or schedule your private showing of this property today!

Listing Agent:
Tom Miller
712-621-1281

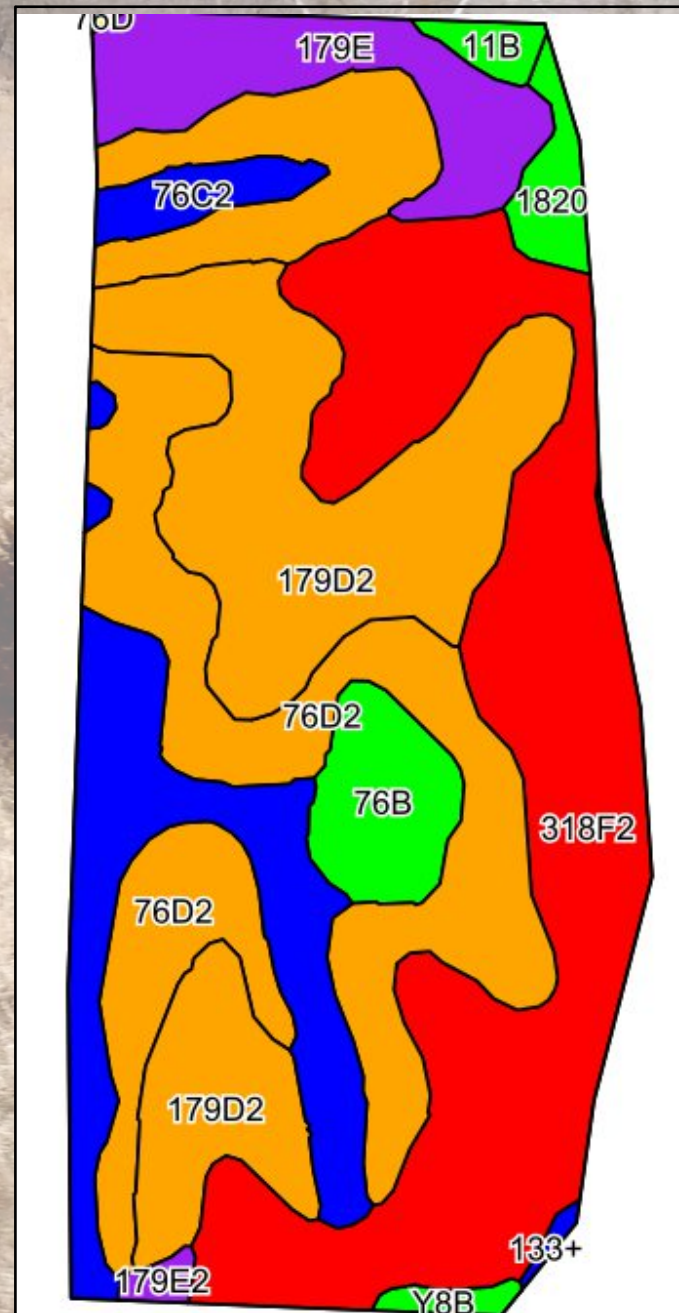
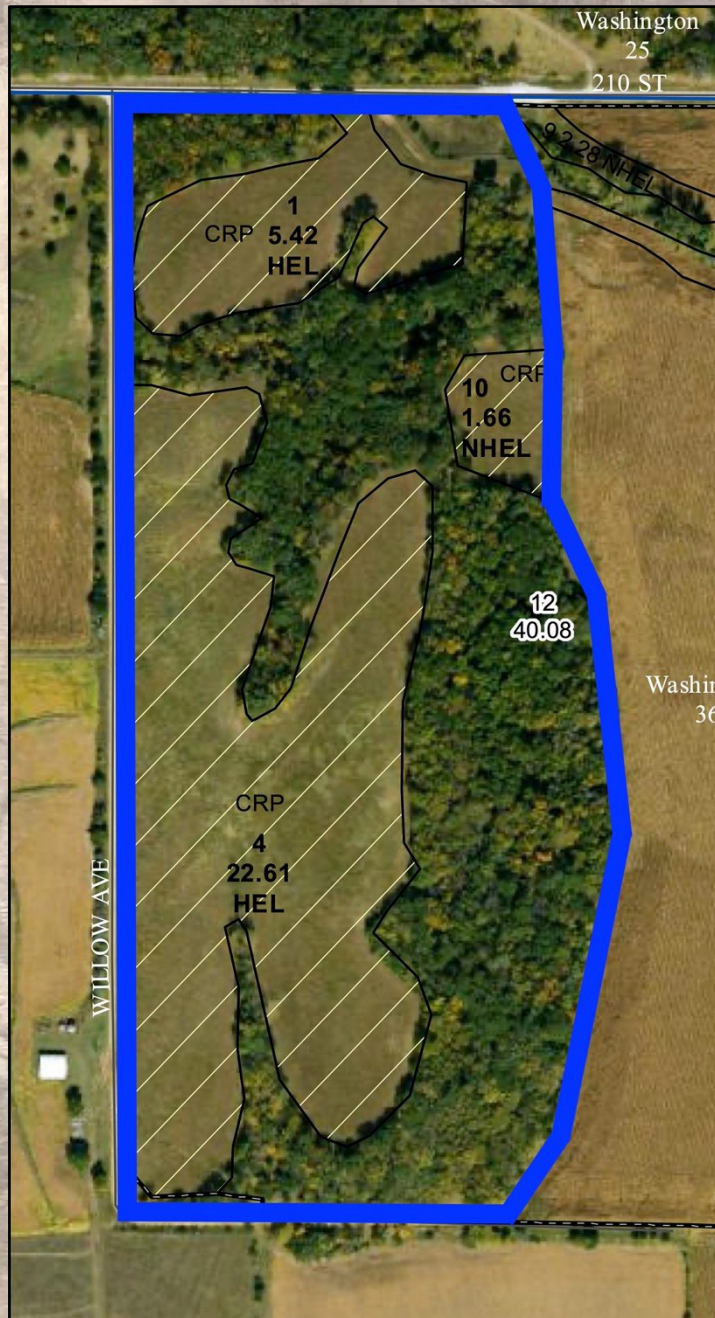


PPI, Inc. Office Location:
500 W. Temple St
Lenox, IA 50851

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



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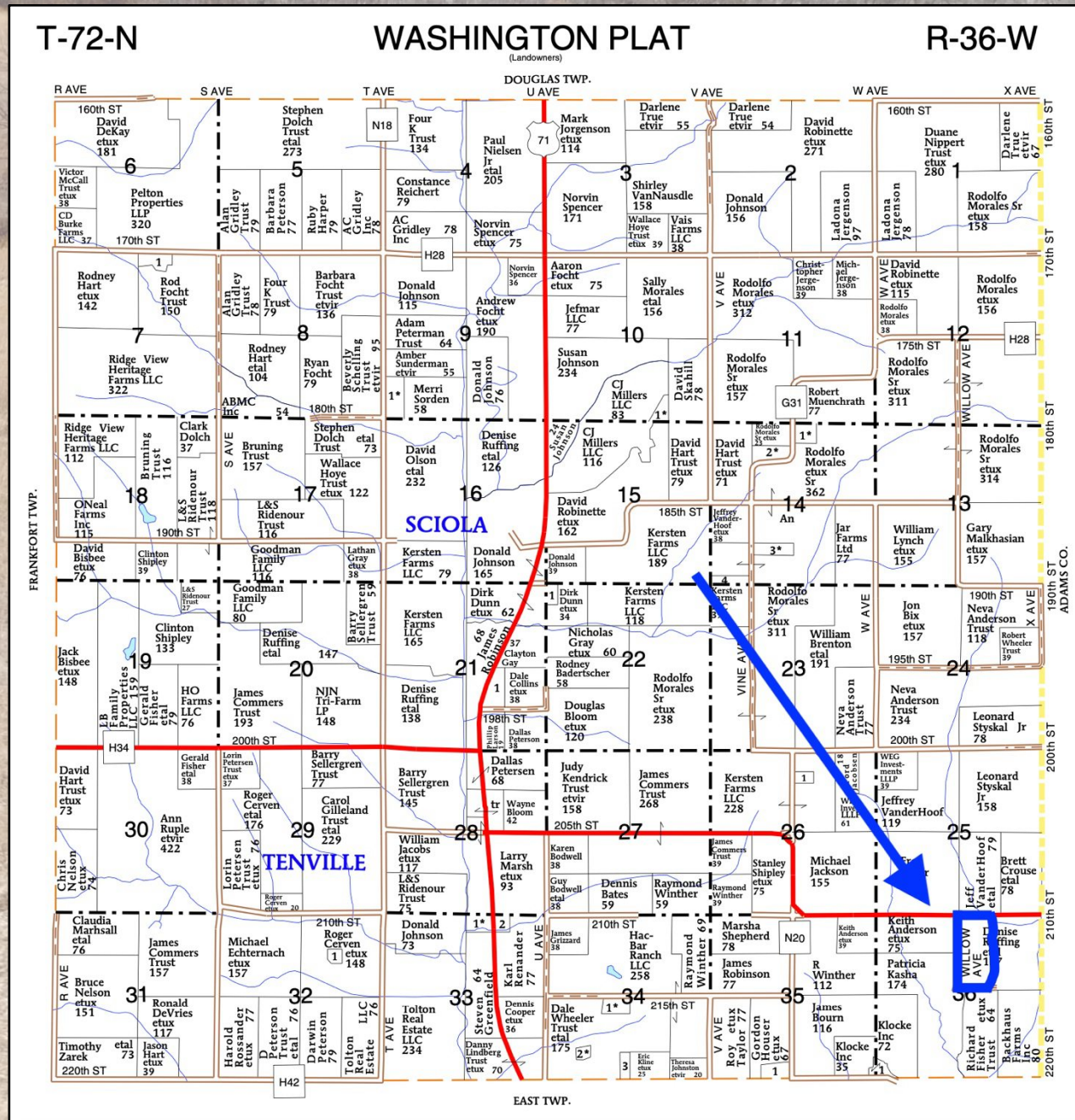


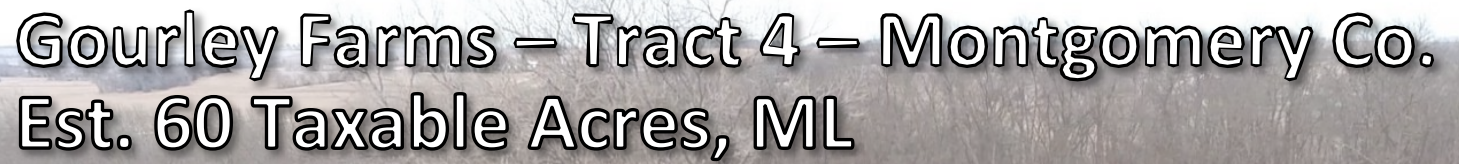
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Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	*i Corn Bu	*i Alfalfa Tons	*i Soybeans Bu	*i Bluegrass Tons	*i Tall Grasses Tons	CSR2**	CSR
318F2	Clanton silty clay loam, 12 to 20 percent slopes, moderately eroded	18.21	28.4%		Vile	88.0	2.5	25.5	1.6	2.6	12	5
76D2	Ladoga silt loam, 9 to 14 percent slopes, eroded	16.21	25.3%		Ille	163.2	4.6	47.3	2.9	4.9	49	52
179D2	Gara loam, dissected till plain, 9 to 14 percent slopes, eroded	13.12	20.5%		IVe	163.2	4.6	47.3	2.9	4.9	43	43
76C2	Ladoga silt loam, dissected till plain, 5 to 9 percent slopes, eroded	7.61	11.9%		Ille	192.0	5.4	55.7	3.5	5.8	75	62
179E	Gara loam, dissected till plain, 14 to 18 percent slopes	4.21	6.6%		Vle	144.0	4.0	41.8	2.6	4.3	37	35
76B	Ladoga silt loam, 2 to 5 percent slopes	2.43	3.8%		Ile	212.8	6.0	61.7	3.8	6.4	86	82
1820	Dockery-Quiver silt loams, 0 to 2 percent slopes, occasionally flooded	1.02	1.6%		Ilw						87	
11B	Ackmore-Colo-Judson complex, 0 to 5 percent slopes	0.50	0.8%		Ilw	200.0	4.2	58.0	3.6	6.0	81	68
Y8B	Judson silty clay loam, dissected till plain, 2 to 5 percent slopes	0.34	0.5%		Ile	0.0	0.0	0.0	0.0	0.0	93	
179E2	Gara loam, dissected till plain, 14 to 18 percent slopes, eroded	0.27	0.4%		Vle	139.2	3.9	40.4	2.5	4.2	32	33
133+	Colo silt loam, deep loess, 0 to 2 percent slopes, overwash, occasionally flooded	0.12	0.2%		Ilw	204.8	4.3	59.4	3.7	6.1	78	85
Weighted Average					4.48	142.7	4	41.4	2.6	4.3	42	*-

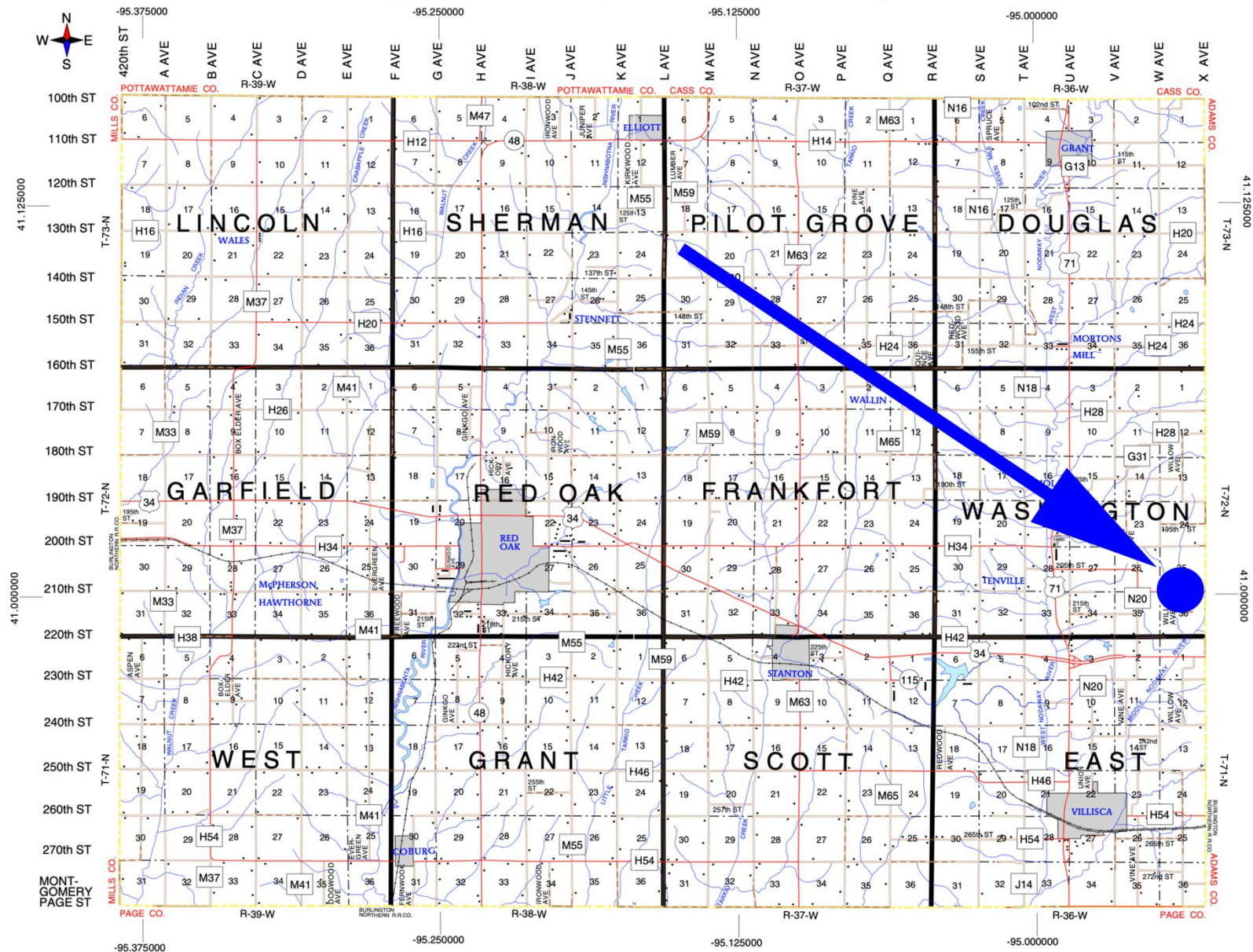


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Montgomery County, Iowa





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