



**For Sale: 156.78 Taxable Acres, ML
Near Villisca, Montgomery Co., Iowa**



Call 641-333-2705 or visit southwestiowaland.com

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Malkhasian Farm – Montgomery Co. 156.78 Taxable Acres, ML

Asking Price: \$1,040,000.00

Town: Villisca

State: IA

Taxes: \$4,752 Annually (Montgomery County Treasurer)

Terms: Cash, Payable at Closing

Land Use: Of 157.63 farmland acres, 138.23 cropland acres, remainder in terraces, timber, and a pond. (Montgomery County FSA)

Possession: Upon Closing

Buildings: 64 x 52 Machine Shed; Steel Grain Bin (Montgomery County Assessor)

FSA Description: Corn Base 70, 116 PLC Yield; Soybeans Base 63.2, 34 PLC Yield (Montgomery County FSA)

CSR Description: CSR2 – 56.5 (Surety Maps)

Comments: Brand new listing! Check back for updated comments or give Listing Agent, Brennan Kester, a call at 515-450-6030 for more information!

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

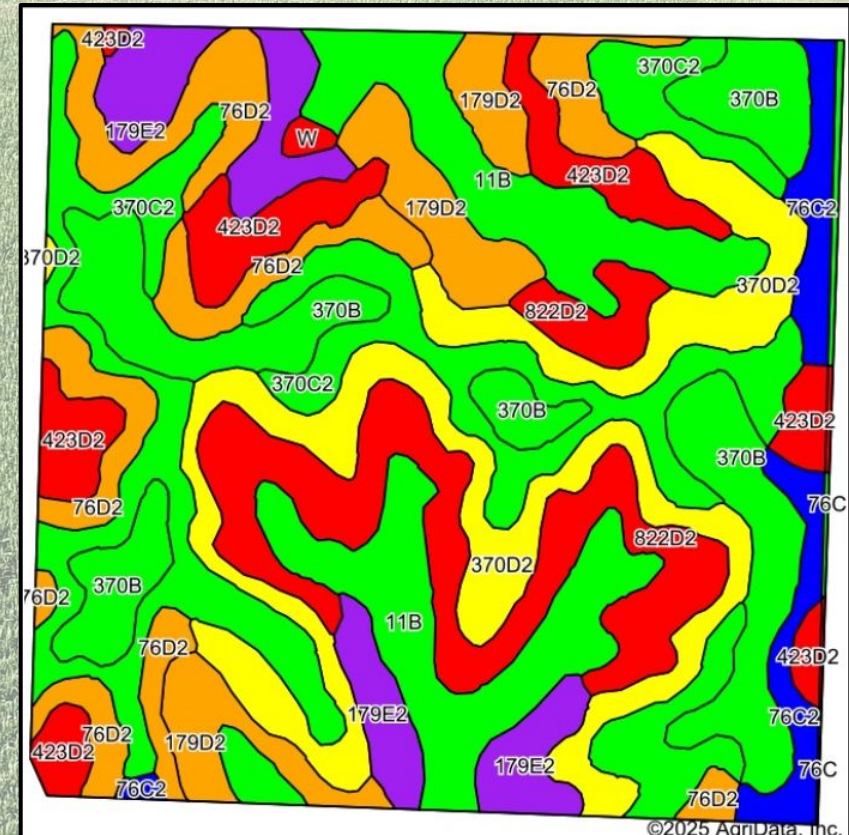
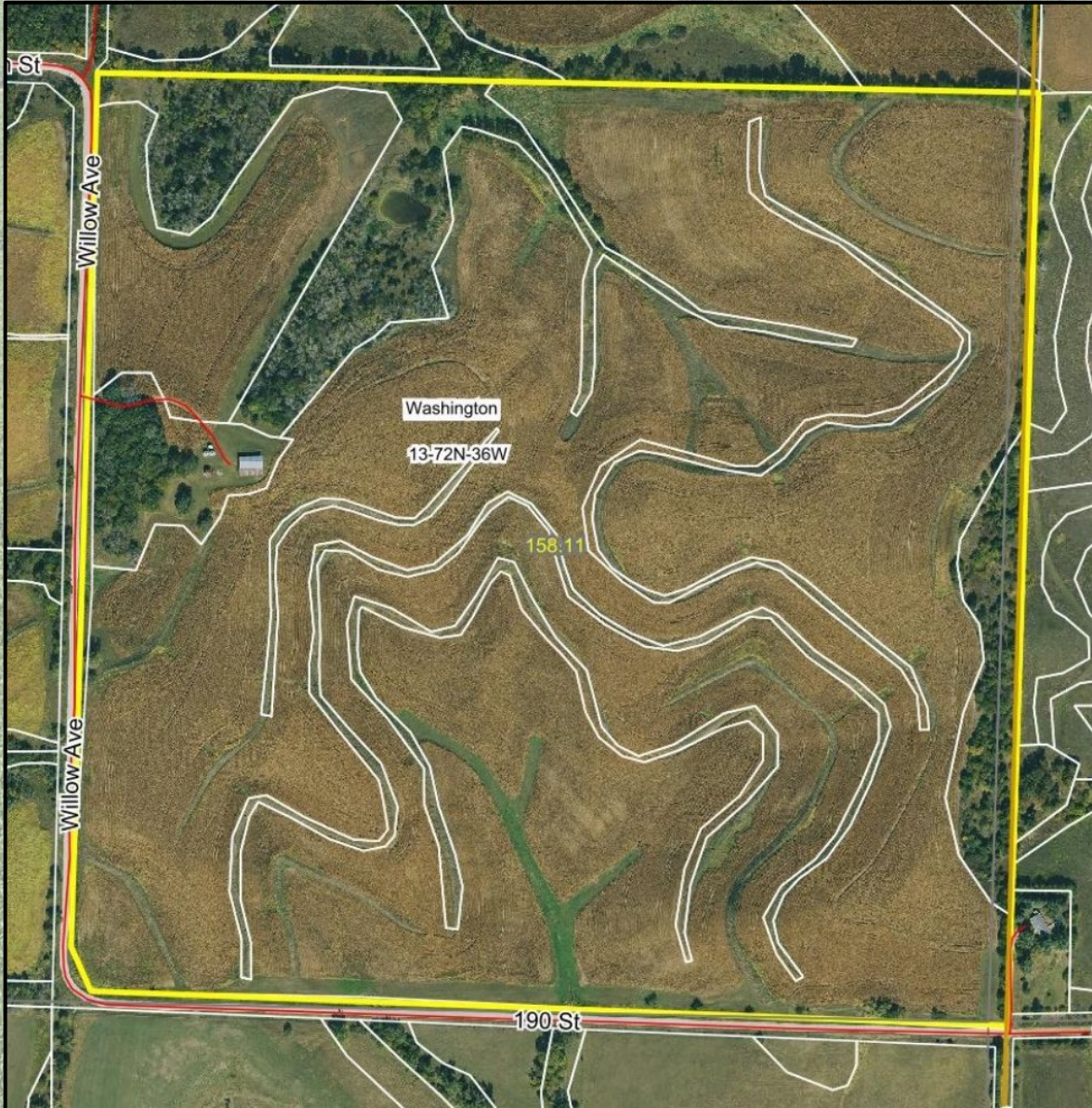


**PPI, Inc. Office Location:
500 W. Temple St
Lenox, IA 50851**

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



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Soils Data

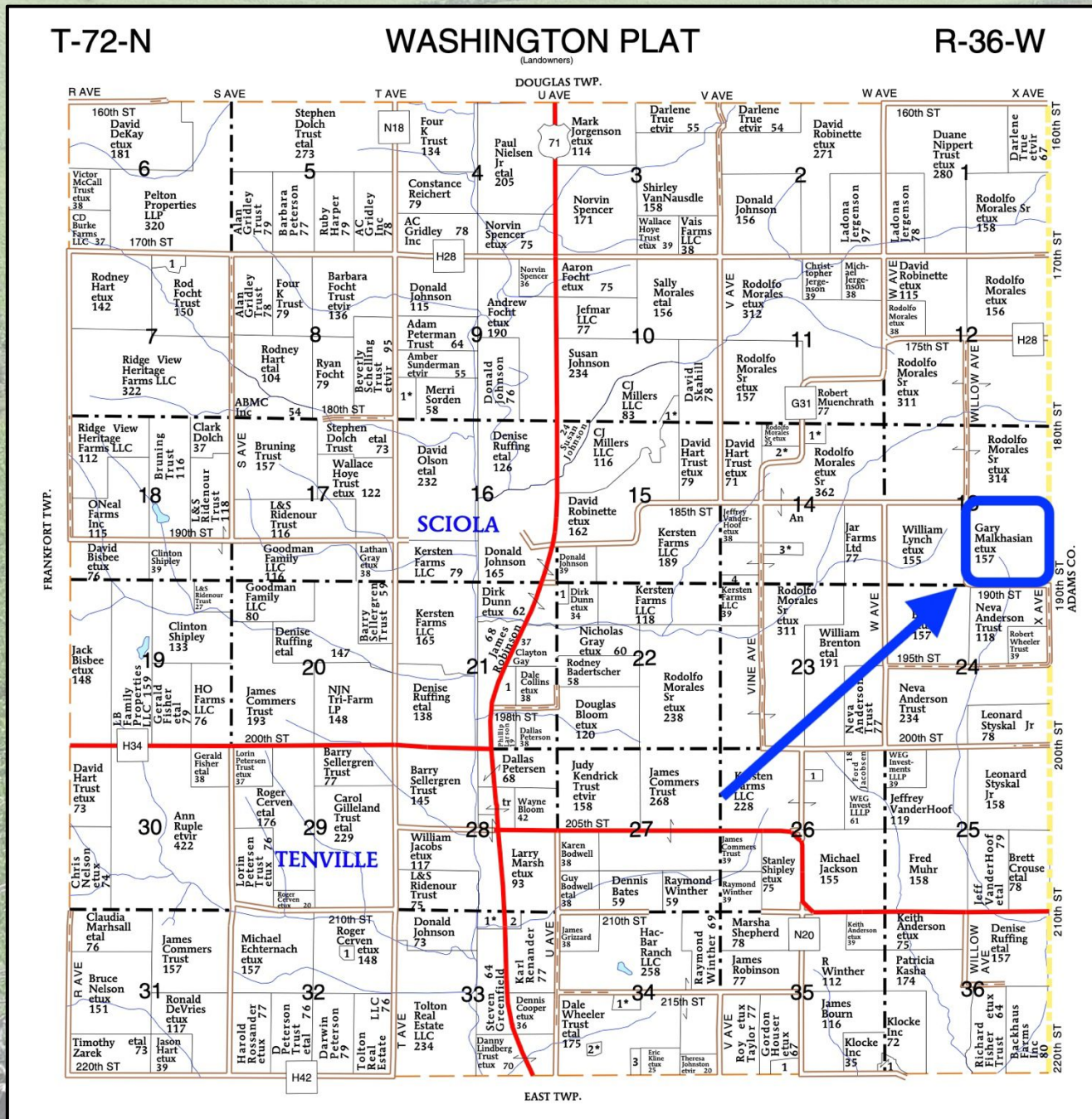
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	*i Corn Bu	*i Alfalfa Tons	*i Soybeans Bu	*i Bluegrass Tons	*i Tall Grasses Tons	CSR2**	CSR
370C2	Sharpsburg silty clay loam, 5 to 9 percent slopes, eroded	27.27	17.1%		IIIe	204.8	5.7	59.4	3.7	6.1	80	67
370D2	Sharpsburg silty clay loam, 9 to 14 percent slopes, eroded	21.99	13.9%		IIIe	164.8	4.6	47.8	3.0	4.9	54	57
11B	Ackmore-Colo-Judson complex, 0 to 5 percent slopes	20.54	13.0%		IIw	200.0	4.2	58.0	3.6	6.0	81	68
370B	Sharpsburg silty clay loam, 2 to 5 percent slopes	19.55	12.4%		IIe	225.6	6.3	65.4	4.1	6.8	91	87
822D2	Lamoni clay loam, 9 to 14 percent slopes, eroded	16.50	10.4%		IVe	100.8	2.6	29.2	1.8	3.0	7	15
76D2	Ladoga silt loam, 9 to 14 percent slopes, eroded	14.88	9.4%		IIIe	163.2	4.6	47.3	2.9	4.9	49	52
423D2	Bucknell silty clay loam, 9 to 14 percent slopes, moderately eroded	11.17	7.1%		IVe	97.6	2.5	28.3	1.8	2.9	6	13

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	9.89	6.3%		VIe	139.2	3.9	40.4	2.5	4.2	32	33	
179D2	Gara loam, dissected till plain, 9 to 14 percent slopes, eroded	9.16	5.8%		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	5.80	3.7%		IIIe	192.0	5.4	55.7	3.5	5.8	75	62	
76C	Ladoga silt loam, dissected till plain, 5 to 9 percent slopes	0.74	0.5%		IIIe	196.8	5.5	57.1	3.5	5.9	80	67	
W	Water	0.40	0.3%			0.0	0.0	0.0	0.0	0.0	0	0	
421D2	Gara-Bucknell complex, 9 to 14 percent slopes, moderately eroded	0.22	0.1%		IVe	131.2	3.4	38.0	2.4	3.9	28	28	
Weighted Average						*-	171.2	4.6	49.6	3.1	5.1	56.5	53.6



Malkhasian Farm – Montgomery Co.

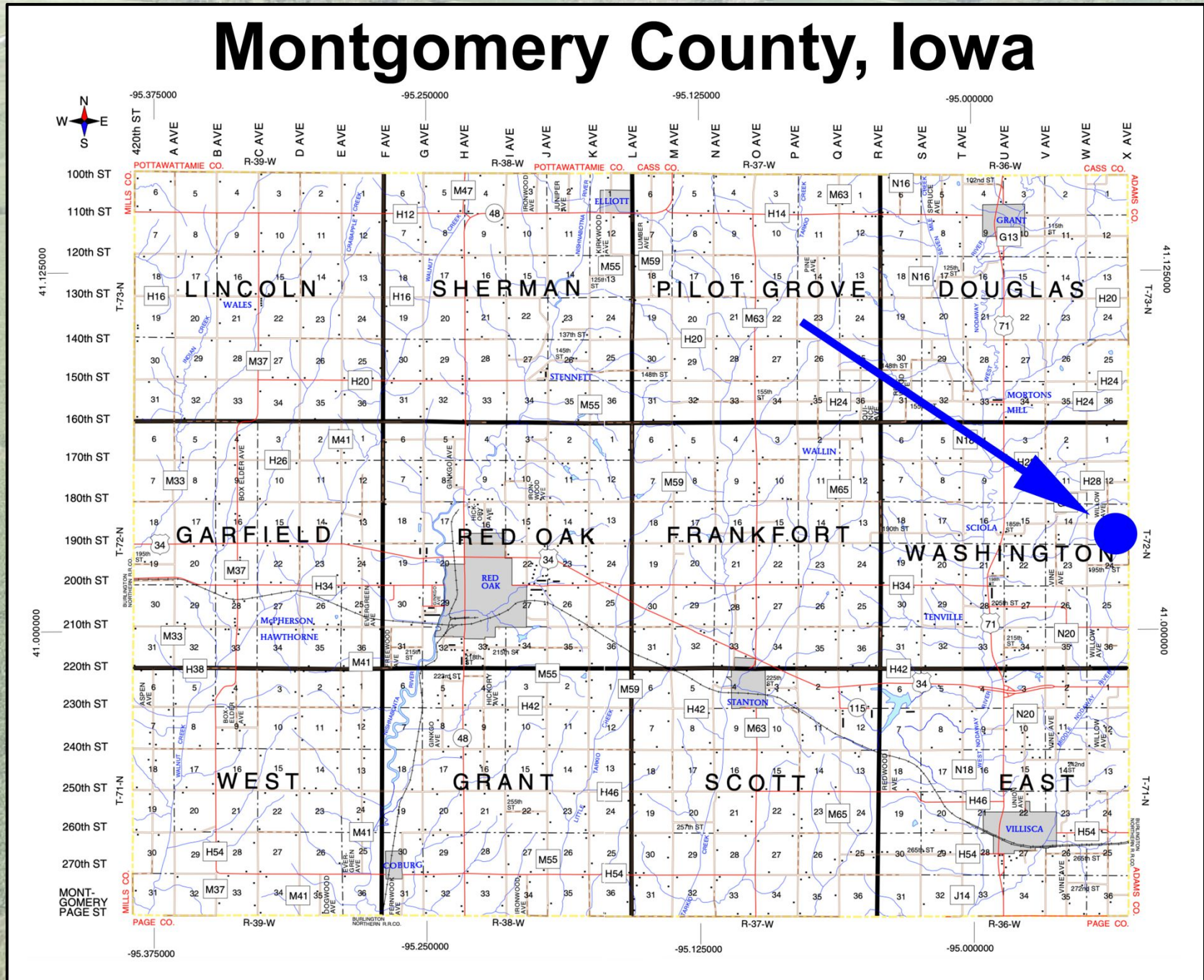
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Montgomery County, Iowa





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