

Row Crop Income in Active Recreation Area

98 Acres, ML, Located Near Lake of Three Fires State Park!



(641)
333
2705



southwestiowaland.com



DeMott 98 Acres, ML Taylor Co., IA - 98.52 Acres, ML

Asking Price: ~~\$734,000.00~~ \$684,714.00

Town: Gravity

County: Taylor

State: IA

Taxes: \$1,528

Terms: Cash, payable at closing

Possession: Upon closing

Land Use: FSA shows 104.65 farmland acres, with 70.13 effective tillable acres in row crop, approximately 5-10 acres of hay ground, remainder in timber and draws. (Taylor Co. FSA)

FSA Description: Corn Base 11.84, 115 PLC Yield; Soybean Base 9.96, PLC Yield 34 (Taylor Co. FSA)

CSR Description: CSR2- 54 (Surety Maps)

Comments: Presenting the DeMott 98 Farm! This extremely well-located farm property is situated in a central location in between Bedford, Gravity & Lenox in Taylor County, Iowa. It is also located adjacent to 150 acres of public hunting and near to the Lake of Three Fires State Park, all in a very strong agricultural area. This property features some very nice row crop acres with some very productive soils. This property also features quality conservation investment to improve drainage. With some nice timber draws and some ponds, this farm also offers outdoor recreation qualities. Farms like this one don't stay on the market very long – give us a call today to schedule your private showing! Contact Listing Agent Tom Miller at 641-333-2705 for more information!

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.

Listing Agent:
Tom Miller
712-621-1281



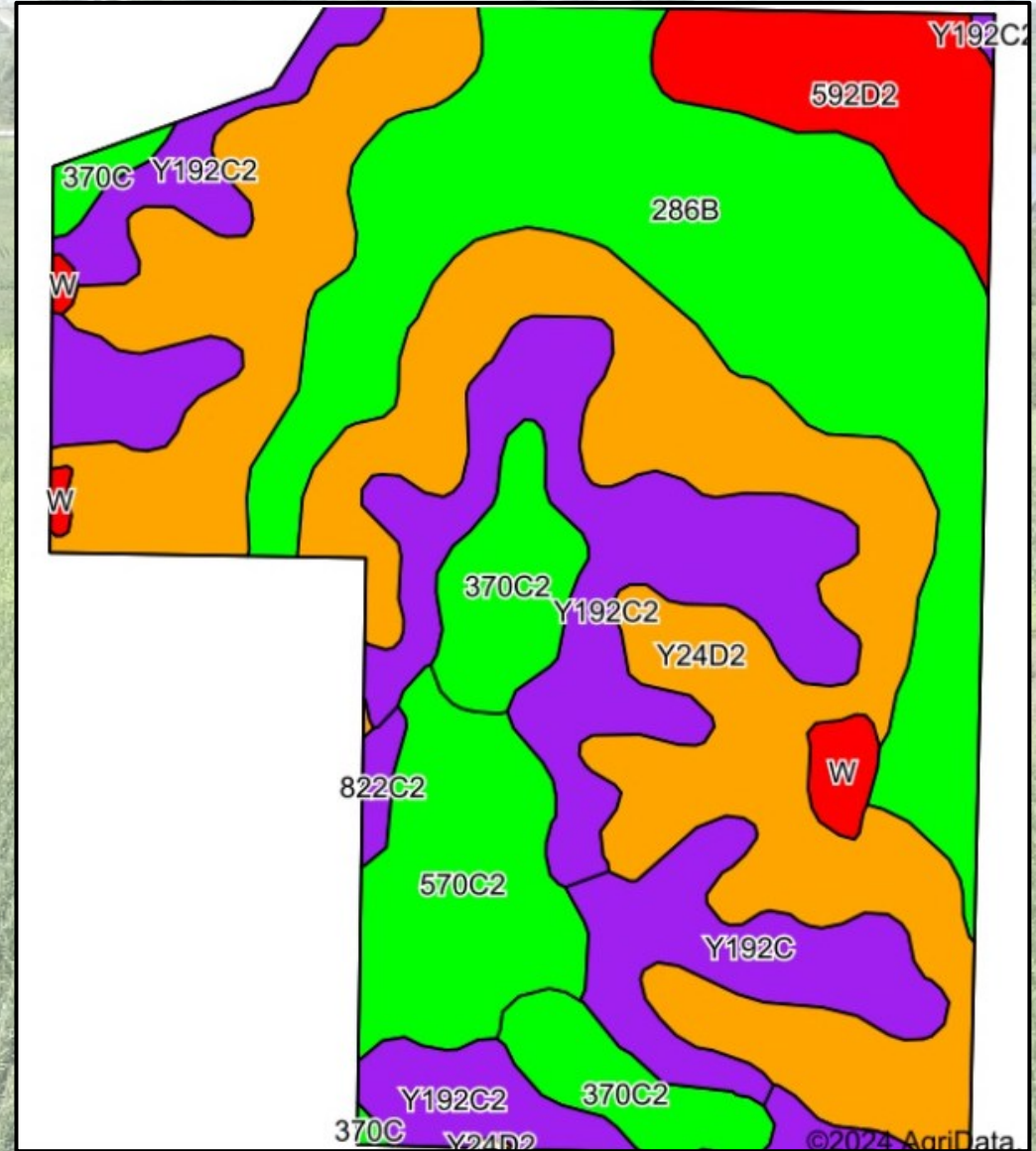
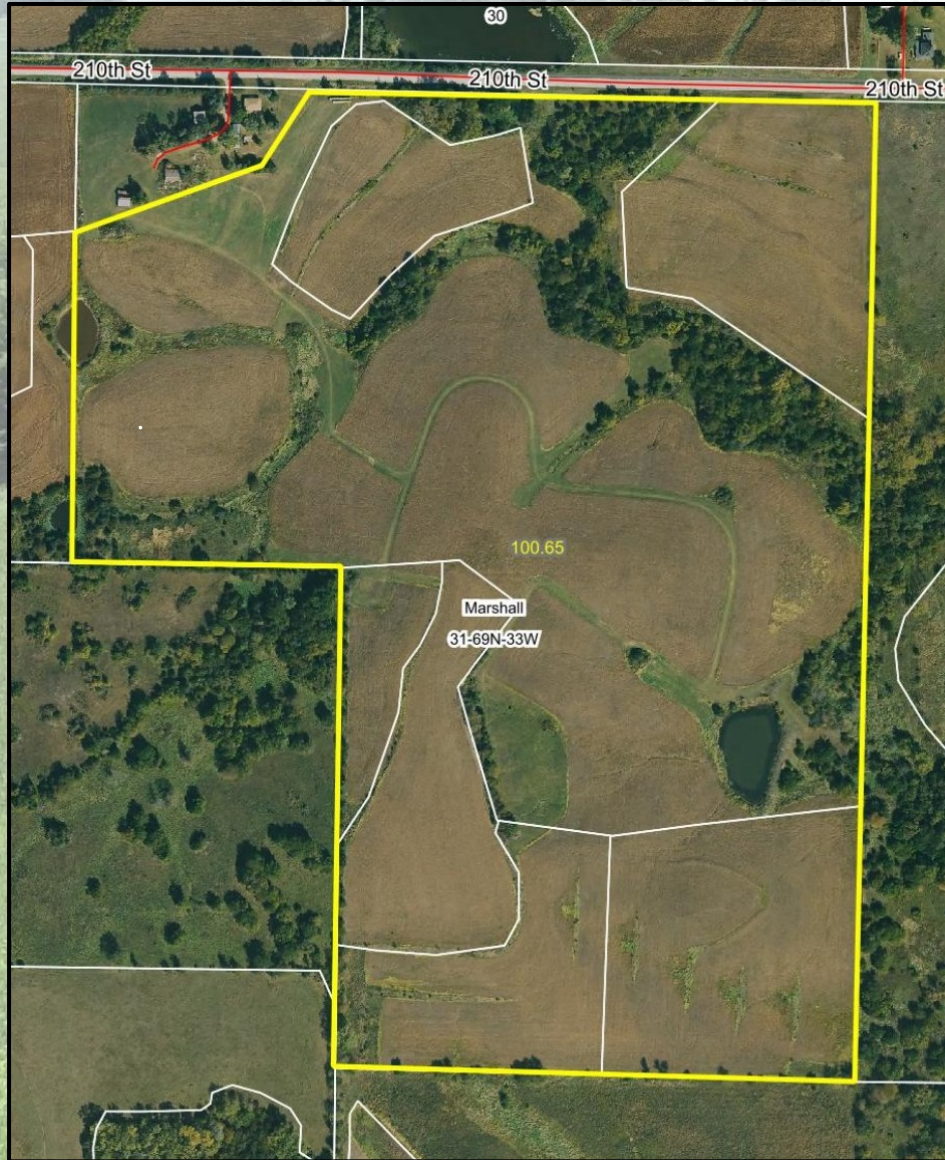
PPI, Inc. Office Location:
500 W. Temple St
Lenox, IA 50851

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



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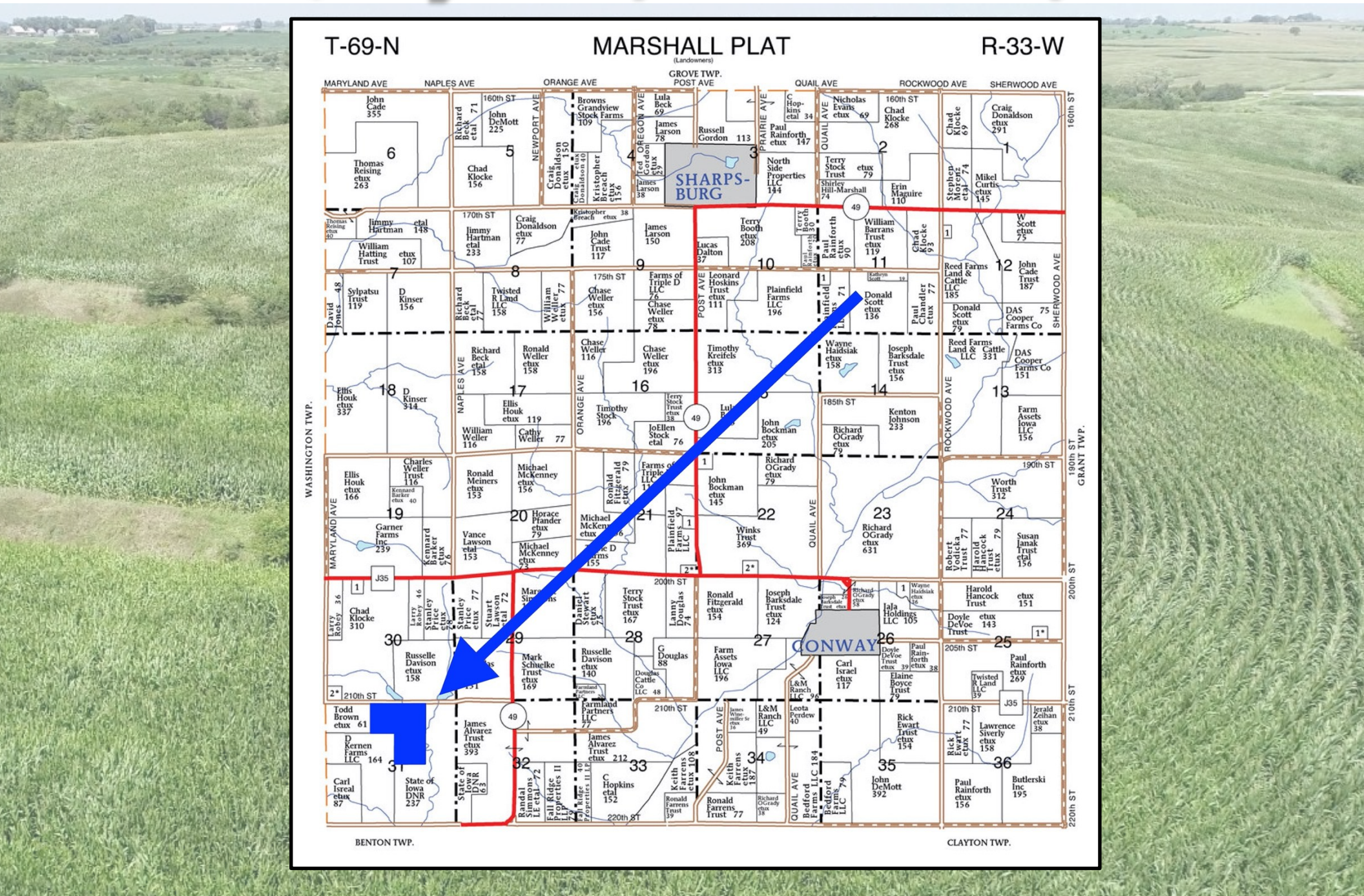




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Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	*i Corn Bu	*i Alfalfa Tons	*i Soybeans Bu	*i Bluegrass Tons	*i Tall Grasses Tons	CSR2**	CSR
Y24D2	Shelby clay loam, dissected till plain, 9 to 14 percent slopes, eroded	32.96	32.7%		IIIe	0.0	0.0	0.0	0.0	0.0	49	
286B	Colo-Judson-Nodaway complex, 0 to 5 percent slopes	23.40	23.2%		IIw	216.0	4.5	62.6	3.9	6.5	80	65
Y192C2	Adair clay loam, dissected till plain, 5 to 9 percent slopes, eroded	18.23	18.1%		IIIe	0.0	0.0	0.0	0.0	0.0	33	
570C2	Nira silty clay loam, dissected till plain, 5 to 9 percent slopes, eroded	7.04	7.0%		IIIe	187.2	5.2	54.3	3.4	5.6	81	64
370C2	Sharpsburg silty clay loam, 5 to 9 percent slopes, eroded	5.69	5.7%		IIIe	204.8	5.7	59.4	3.7	6.1	80	67
592D2	Mystic silt loam, 9 to 14 percent slopes, moderately eroded	5.61	5.6%		IVe	88.0	2.3	25.5	1.6	2.6	9	5
Y192C	Adair clay loam, dissected till plain, 5 to 9 percent slopes	5.41	5.4%		IIIe	0.0	0.0	0.0	0.0	0.0	36	
W	Water	1.11	1.1%			0.0	0.0	0.0	0.0	0.0	0	0
370C	Sharpsburg silty clay loam, 5 to 9 percent slopes	0.69	0.7%		IIIe	209.6	5.9	60.8	3.8	6.3	81	72
822C2	Lamoni silty clay loam, 5 to 9 percent slopes, eroded	0.51	0.5%		IIIe	129.6	3.4	37.6	2.3	3.9	32	30
Weighted Average					*-	81.9	1.9	23.7	1.5	2.5	54	*-





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