

# **Entry Level Farm Opportunity with Good Return**

## **13 Acres, ML (SUBJECT TO SURVEY) – Near Lake of Three Fires**



(641)  
333  
2705



**[southwestiowaland.com](http://southwestiowaland.com)**



# Thompson 13 Acre Farm - Taylor Co., IA

## 13 Acres, ML (Subject to Survey)

**Asking Price:** \$130,000.00

**Town:** Bedford

**County:** Taylor

**State:** IA

**Taxes:** TBD Following Survey

**Terms:** Cash, Payable at Closing

**Possession:** Upon Closing

**Land Use:** 13.49 Cropland Acres (SUBJECT TO SURVEY) (Taylor Co. FSA)

**FSA Description:** FSA did not report base acres. Information gathered is from a larger tract – figures to be reconstituted following closing. (Taylor Co. FSA)

**CSR Description:** CSR2- 62 (Surety Maps)

**Comments:** Preferred Properties of Iowa, Inc. is proud to present the Thompson 13 Acre Farm! This property situated on a paved road near The Lake of Three Fires State Park outside of Bedford equipped with horse trails. This farm is nearly 100% tillable and would be a great opportunity for the new owner of the adjoining residence to add income to their property. Contact Listing Agents Tom Miller or Maury Moore today!

**\*\*Sale is subject to adjoining property addressed at 2216 257<sup>th</sup> Street, Bedford, being sold prior to closing**

**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 Agents:**

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

**Maury Moore: 712-621-1455**



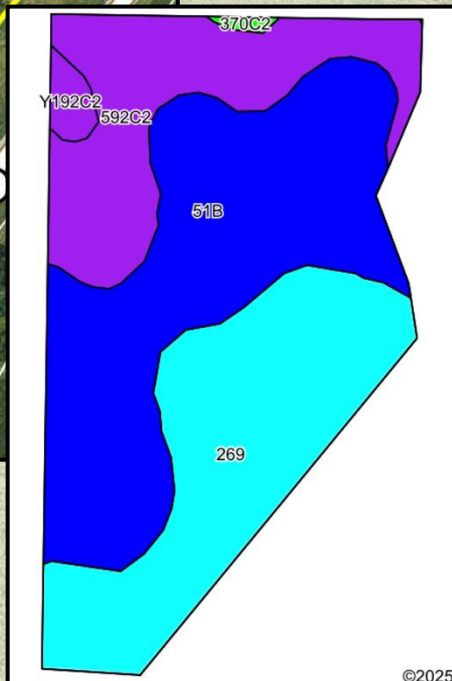
**PPI, Inc. Office Location:**  
**500 W. Temple St**  
**Lenox, IA 50851**

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



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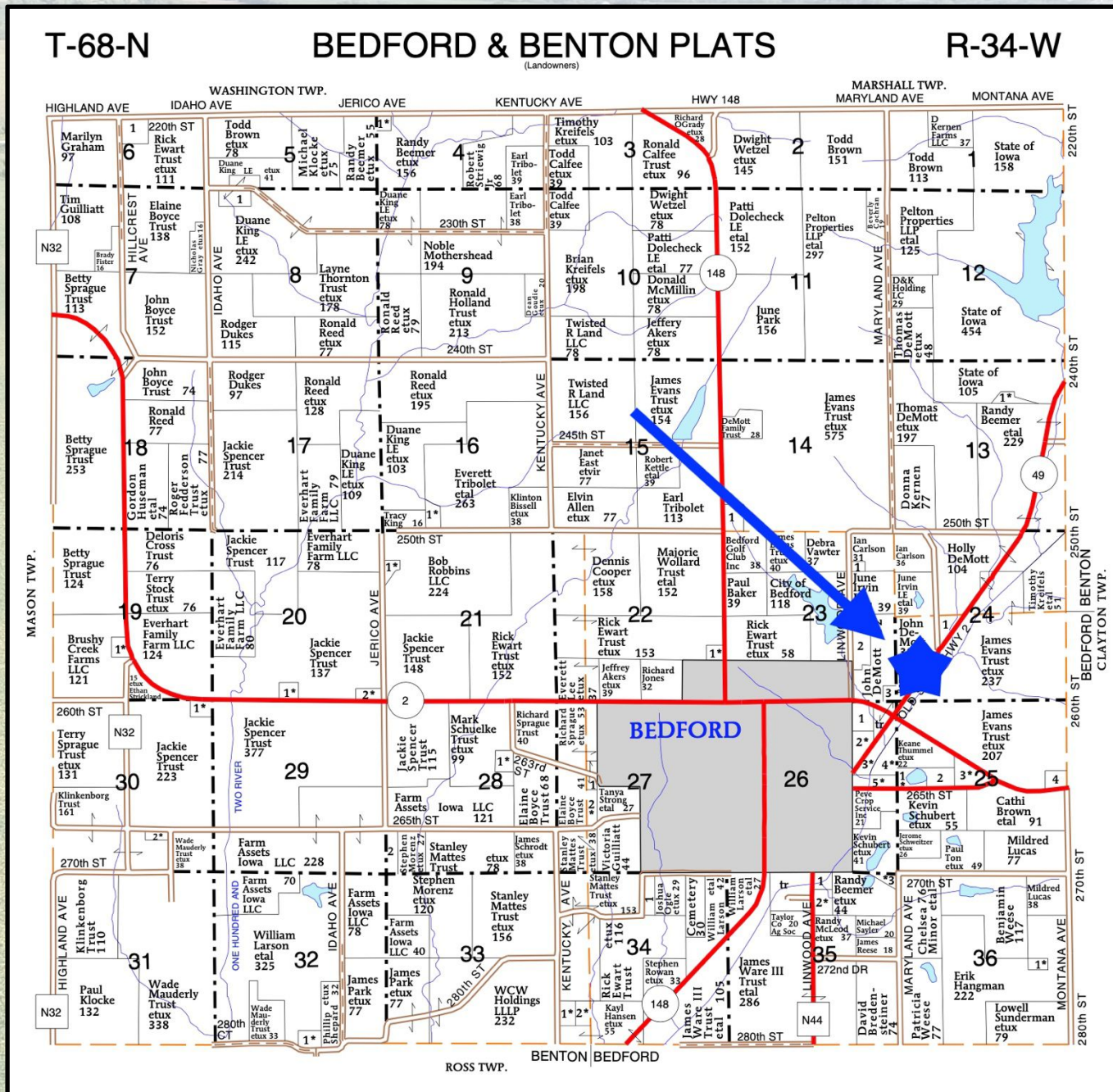


| Code             | Soil Description                                                     | Acres | Percent of field | CSR2 Legend | Non-Irr Class *c | *i Corn Bu | *i Alfalfa Tons | *i Soybeans Bu | *i Bluegrass Tons | *i Tall Grasses Tons | CSR2** | CSR |
|------------------|----------------------------------------------------------------------|-------|------------------|-------------|------------------|------------|-----------------|----------------|-------------------|----------------------|--------|-----|
| 51B              | Vesser silt loam, 2 to 5 percent slopes, rarely flooded              | 6.14  | 43.0%            |             | IIw              | 190.4      | 4.0             | 55.2           | 3.4               | 5.7                  | 75     | 65  |
| 269              | Humeston silty clay loam, 0 to 2 percent slopes                      | 4.65  | 32.6%            |             | IIIw             | 80.0       | 1.7             | 23.2           | 1.4               | 2.4                  | 68     | 58  |
| 592C2            | Mystic silt loam, 5 to 9 percent slopes, moderately eroded           | 3.18  | 22.3%            |             | IIIe             | 115.2      | 3.0             | 33.4           | 2.1               | 3.5                  | 30     | 20  |
| Y192C2           | Adair clay loam, dissected till plain, 5 to 9 percent slopes, eroded | 0.24  | 1.7%             |             | IIIe             | 0.0        | 0.0             | 0.0            | 0.0               | 0.0                  | 33     |     |
| 370C2            | Sharpsburg silty clay loam, 5 to 9 percent slopes, eroded            | 0.06  | 0.4%             |             | IIIe             | 204.8      | 5.7             | 59.4           | 3.7               | 6.1                  | 80     | 67  |
| Weighted Average |                                                                      |       |                  |             | 2.57             | 134.5      | 3               | 39             | 2.4               | 4                    | 62     | *-  |



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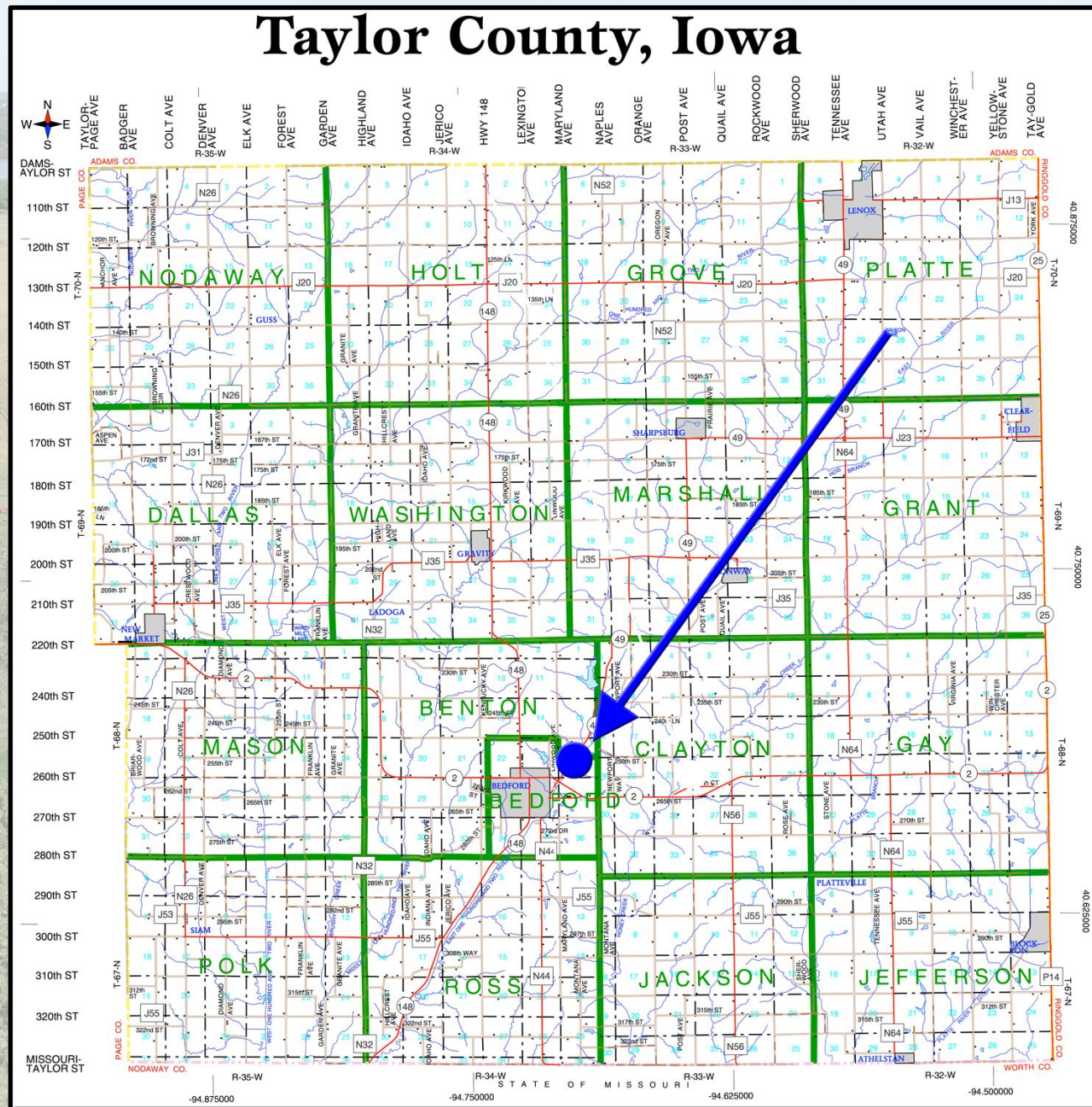
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