

HIGH DEMAND FARM

143.6 Acres, ML, Well Located Just Outside Arispe, IA



(641)
333
2705



southwestiowaland.com



RW 143 Farm Union Co., IA - 143.6 Taxable Acres, ML

Asking Price: \$1,272,384.00

Town: Clearfield

County: Taylor

State: IA

Taxes: \$2,064 Annually

Terms: Cash, Payable at Closing

Possession: Upon Closing

Land Use: FSA shows 147.49 farmland acres, with 136.8 effective tillable acres in row crop. (Union Co. FSA)

FSA Description: Corn Base 35.9, 140 PLC Yield; Soybean Base 34.6, 45 PLC Yield. (Union Co. FSA)

CSR Description: CSR2- 63.2 (Surety Maps)

Comments: Brand new listing! Check back for updated comments or contact Listing Agent, Tom Miller, at 712-621-1281 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.



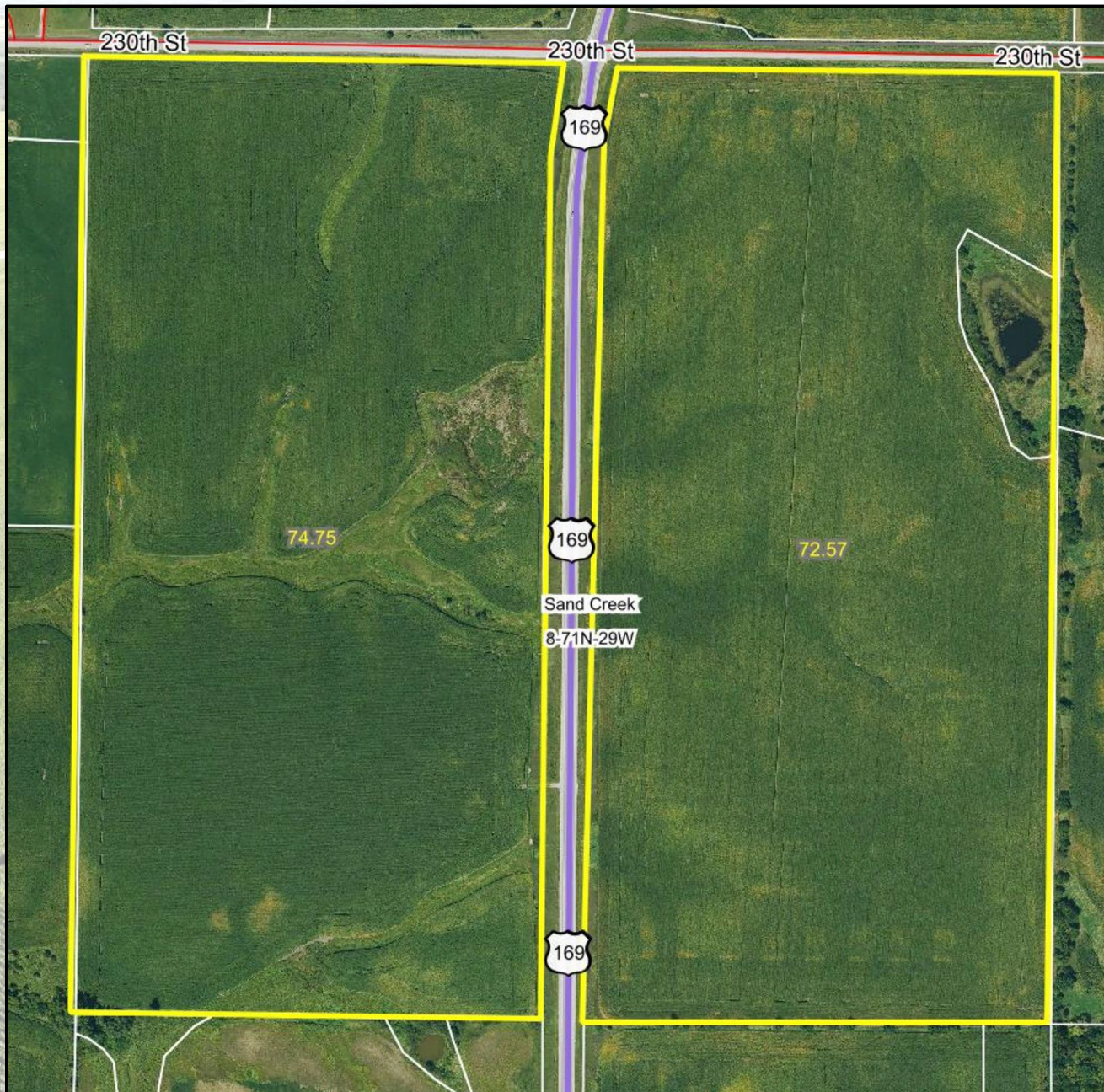
**Listing Agent:
Tom Miller
712-621-1281**

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



RW 143 Farm

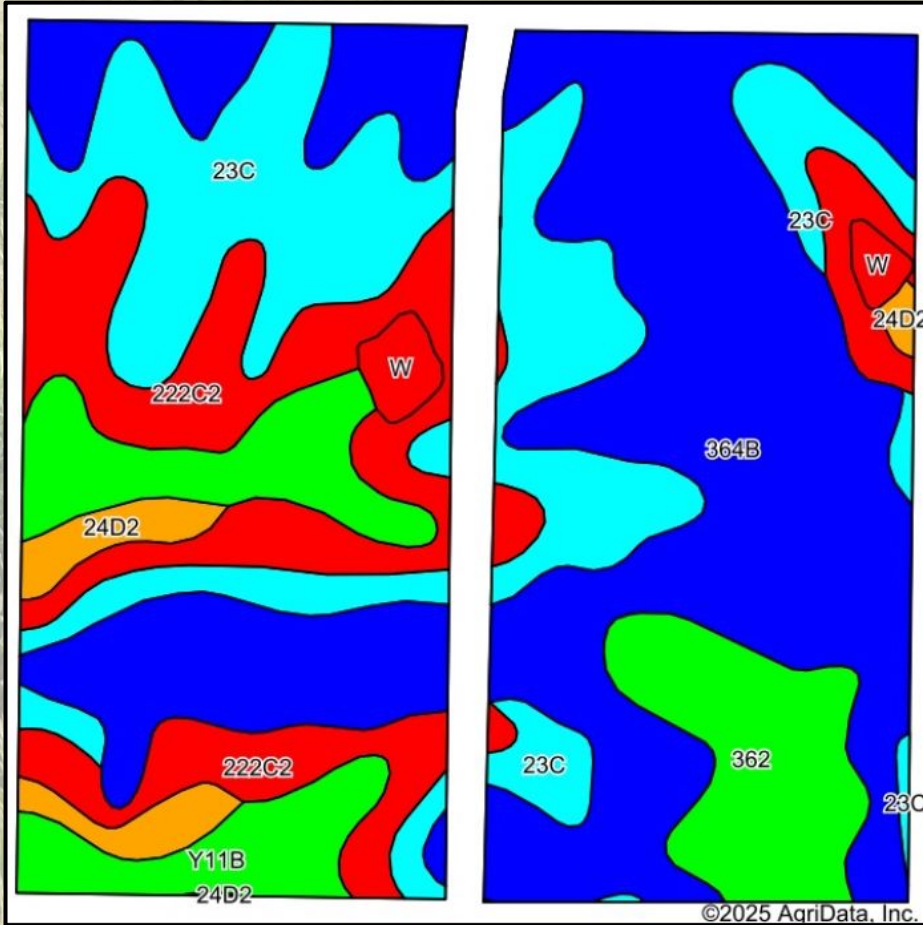
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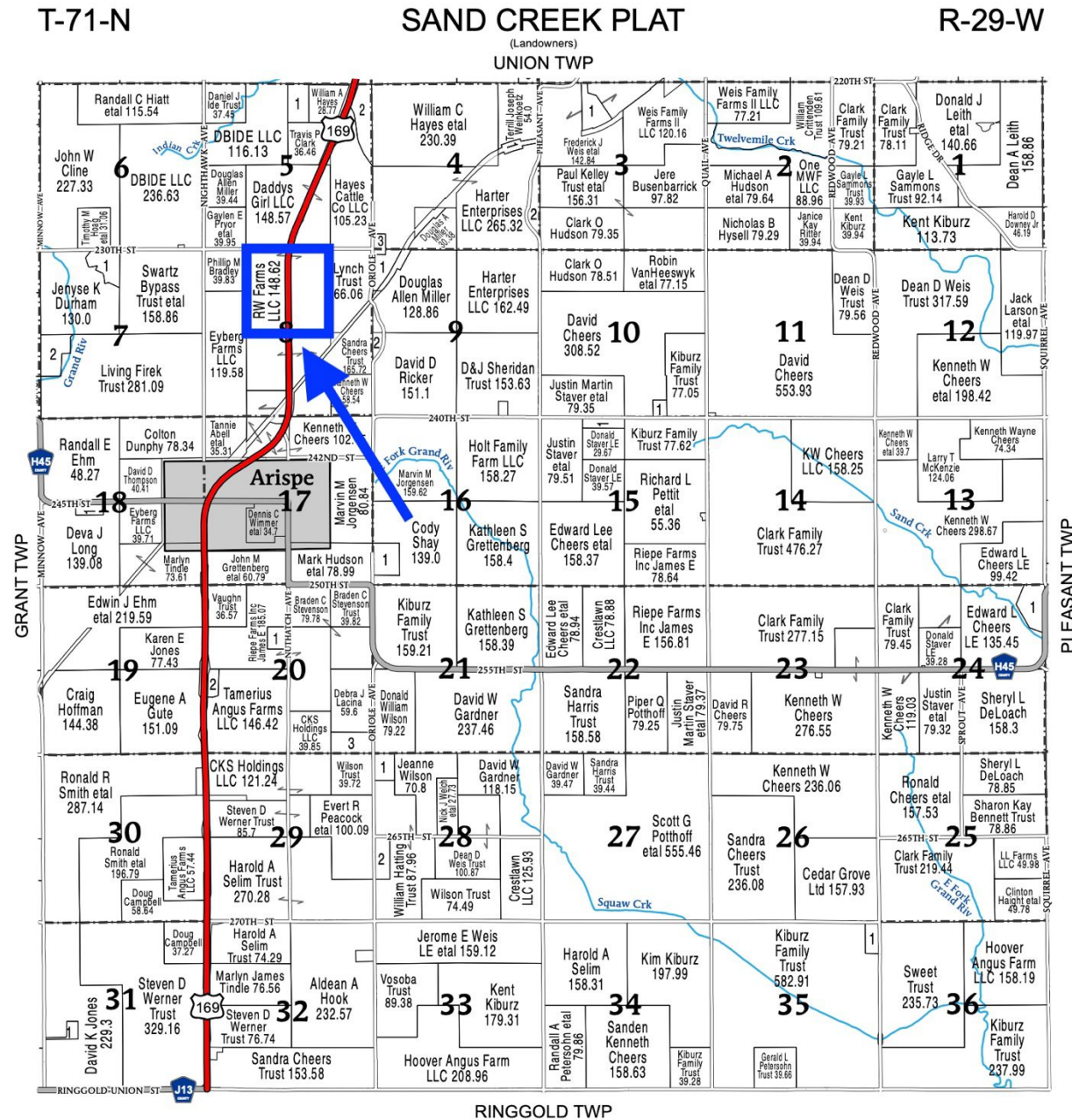


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Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	*i Corn Bu	*i Alfalfa Tons	*i Soybeans Bu	*i Bluegrass Tons	*i Tall Grasses Tons	CSR2**	CSR
364B	Grundy silty clay loam, 2 to 5 percent slopes	61.70	41.9%		Ille	80.0	2.1	23.2	1.4	2.4	72	75
23C	Arispe silty clay loam, 5 to 9 percent slopes	34.31	23.3%		Ille	80.0	2.1	23.2	1.4	2.4	66	55
222C2	Clarinda silty clay loam, 5 to 9 percent slopes, moderately eroded	23.72	16.1%		IVw	140.8	3.0	40.8	2.5	4.2	28	25
Y11B	Colo, occasionally flooded-Ely silty clay loams, dissected till plain, 2 to 5 percent slopes	12.18	8.3%		Ilw	0.0	0.0	0.0	0.0	0.0	80	
362	Haig silty clay loam, 0 to 2 percent slopes	9.57	6.5%		Ilw	80.0	1.7	23.2	1.4	2.4	83	70
24D2	Shelby clay loam, 9 to 14 percent slopes, moderately eroded	3.87	2.6%		Ille	168.0	4.7	48.7	3.0	5.0	46	48
W	Water	1.97	1.3%			0.0	0.0	0.0	0.0	0.0	0	0
Weighted Average					-	84.4	2.1	24.5	1.5	2.5	63.2	-

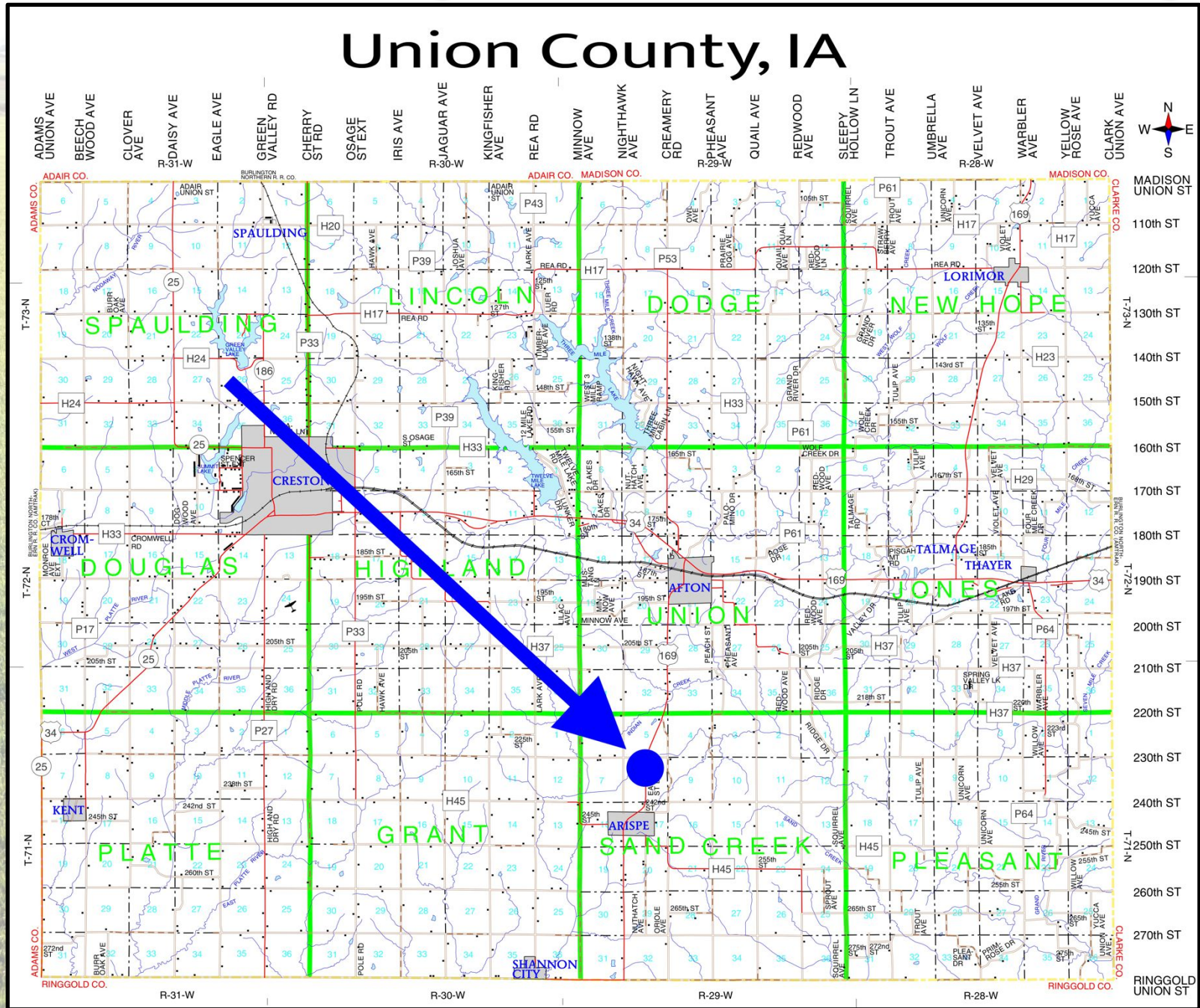




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Union County, IA





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