

Excellent CRP Farm in Taylor County, Iowa

78.5 Taxable Acres, ML - Located Near Blockton, IA



(641)
333
2705



southwestiowaland.com



MM Land Farm

Taylor Co., IA - 78.5 Taxable Acres, ML

Asking Price: \$463,150.00

Taxes: \$1,001.00 annually (Warren County Treasurer)

Terms: Cash, Payable at Closing

Possession: Upon Closing

Land Use: FSA shows 79.76 farmland acres, with 55.34 acres enrolled in the Conservation Reserve Program (CRP), and the remainder in timber (Taylor County FSA)

FSA Description: No Data (Taylor County FSA)

CRP Description: 55.34 acres enrolled at \$219.08 per acre with an annual payment of \$12,124.00 and an expiration of 09/2026. (Taylor Co. FSA)

CSR Description: CSR2 - 48.9 (Surety Mapping)

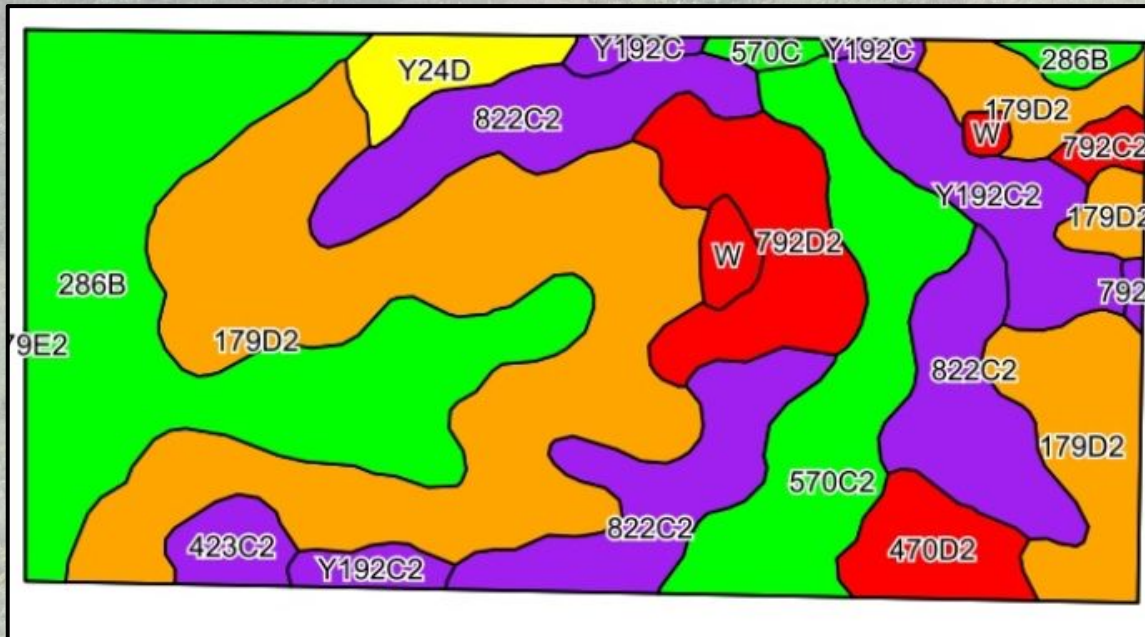
Comments: Brand new listing! Check back for updated comments or give Listing Agent, Cole Winther, a call at 712-621-0966 to learn more!

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.

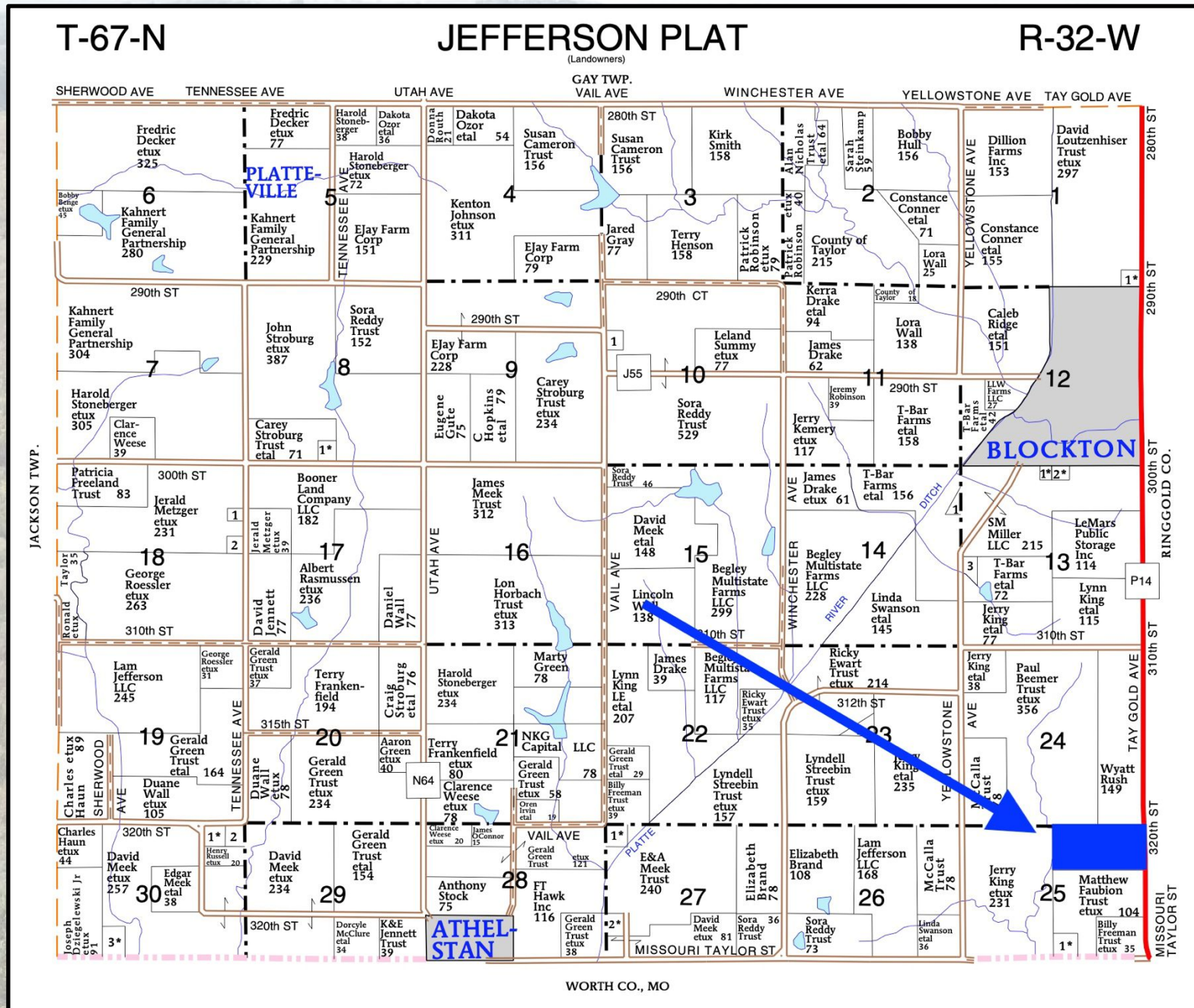


Listing Agents:
Cole Winther
712-621-0966

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



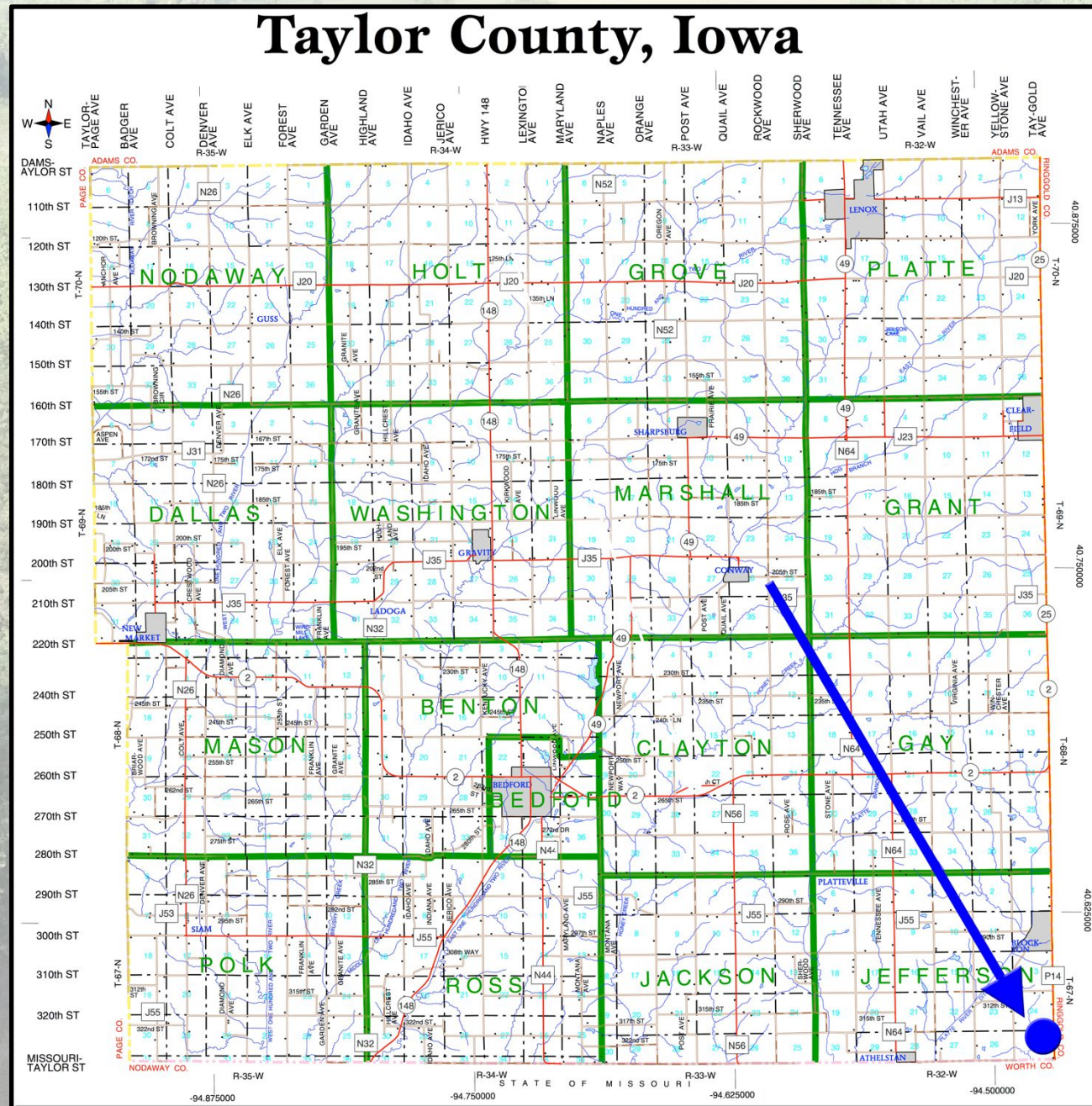
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class "c	"1 Corn Bu	"1 Alfalfa Tons	"1 Soybeans Bu	"1 Bluegrass Tons	"1 Tall Grasses Tons	CSR2**	CSR
179D2	Gara loam, dissected till plain, 9 to 14 percent slopes, eroded	26.50	33.2%		IVe	163.2	4.6	47.3	2.9	4.9	43	43
286B	Colo-Judson-Nodaway complex, 0 to 5 percent slopes	16.91	21.2%		IIw	216.0	4.5	62.6	3.9	6.5	80	65
822C2	Lamoni silty clay loam, 5 to 9 percent slopes, eroded	12.41	15.5%		IIle	129.6	3.4	37.6	2.3	3.9	32	30
570C2	Nira silty clay loam, dissected till plain, 5 to 9 percent slopes, eroded	7.16	9.0%		IIle	187.2	5.2	54.3	3.4	5.6	81	64
792D2	Armstrong clay loam, 9 to 14 percent slopes, moderately eroded	4.60	5.8%		IVe	88.0	2.3	25.5	1.6	2.6	5	13
Y192C2	Adair clay loam, dissected till plain, 5 to 9 percent slopes, eroded	4.48	5.6%		IIle	0.0	0.0	0.0	0.0	0.0	33	
470D2	Lamoni-Shelby complex, 9 to 14 percent slopes, eroded	2.24	2.8%		IVe	134.4	3.5	39.0	2.4	4.0	28	25
Y24D	Shelby loam, dissected till plain, 9 to 14 percent slopes	1.63	2.0%		IIle	0.0	0.0	0.0	0.0	0.0	52	
423C2	Bucknell silty clay loam, 5 to 9 percent slopes, moderately eroded	1.19	1.5%		IIle	126.4	3.3	36.7	2.3	3.8	34	27
W	Water	0.89	1.1%			0.0	0.0	0.0	0.0	0.0	0	0
Y192C	Adair clay loam, dissected till plain, 5 to 9 percent slopes	0.75	0.9%		IIle	0.0	0.0	0.0	0.0	0.0	36	
792C2	Armstrong clay loam, 5 to 9 percent slopes, moderately eroded	0.56	0.7%		IIle	123.2	3.2	35.7	2.2	3.7	24	27
570C	Nira silty clay loam, dissected till plain, 5 to 9 percent slopes	0.39	0.5%		IIle	192.0	5.4	55.7	3.5	5.8	84	69
792C	Armstrong loam, 5 to 9 percent slopes	0.17	0.2%		IIle	128.0	3.3	37.1	2.3	3.8	35	31
Weighted Average					*,	149.6	3.8	43.4	2.7	4.5	48.9	*





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