

LAND FOR SALE

**120+/- Acres, Adair County, Iowa
Offered at \$499,000**

Highlight Features:

- Combination crop and CRP farm
- New fence on east side
- Possibility to bring more acres into production



Property Location: From Adair, Iowa, south on County Road N54 (Delta Ave) three miles, west on 140th Street two miles, south on Brown Avenue one mile then west on 150th Street a half mile, farm is on the south side of road.



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For additional information, please contact:

Clint Freund, AFM, Agent

Atlantic, Iowa

Office: (712) 243-4278

Cell: (515) 835-1706

CFreund@FarmersNational.com

www.FarmersNational.com/ClintFreund



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Legal Description: The North 1/2 of the Northwest 1/4 and the North 1/2 of the South 1/2 of the Northwest 1/4 of Section 31, Township 77N, Range 33W of the 5th P.M. in Adair County, Iowa

Property Description: Combination crop and CRP farm with the possibility of bringing more acres into production with some work. Currently there are 74.3 acres tillable crop ground and 17.35 acres enrolled into CRP programs. Recent tiling has been done on the farm.

Farm Data:

Cropland	91.68 acres
Non-crop	21.49 acres
Other	<u>6.83 acres</u>
Total	120.00 acres

FSA Information:

	<u>Base</u>	<u>Yield</u>
Corn	39.90 acres	129 bushels
Soybeans	34.43 acres	40 bushels

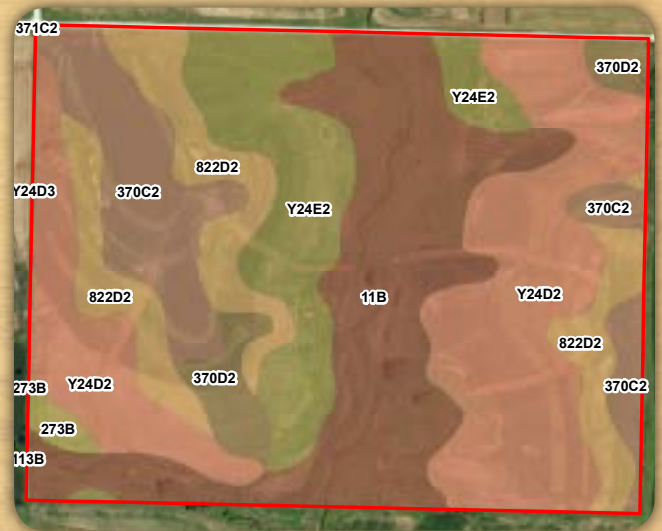
CRP: There is currently 17.35 acres enrolled in CRP contracts. 11.92 acres expiring September 2022, with an annual payment of \$2,267. 3.61 acres expiring September 2026, with an annual payment of \$668. And 1.82 acres expiring September 2027, with an annual payment of \$455.

Taxes: \$1,992 or \$17.56 per acre

Aerial Photo



Soil Map



MAP SYMBOL	NAME	NON IRR		
		LCC	CSR2	ACRES
Y24D2	Shelby clay loam, dissected till plain, 9 to 14 percent slopes, eroded	IIIe	49	33.5
11B	Colo, occasionally flooded-Ely silty clay loams, dissected till plain, 2 to 5 percent slopes	IIw	80	28.6
Y24E2	Shelby clay loam, dissected till plain, 14 to 18 percent slopes, eroded	IVe	35	16.9
822D2	Lamoni silty clay loam, 9 to 14 percent slopes, moderately eroded	IVe	14	16.4
370C2	Sharpsburg silty clay loam, 5 to 9 percent slopes, eroded	IIIe	80	13.9
370D2	Sharpsburg silty clay loam, 9 to 14 percent slopes, eroded	IIIe	54	4.2
273B	Olmitz loam, 2 to 5 percent slopes	IIe	89	1.0
Y24D3	Shelby clay loam, dissected till plain, 9 to 14 percent slopes, severely eroded	IVe	43	0.3
113B	Colo, overwash-Ely complex, 2 to 5 percent slopes	IIw	69	0.1
273B	Olmitz loam, 2 to 5 percent slopes	IIe	89	0.1
371C2	Sharpsburg-Nira complex, 5 to 9 percent slopes, moderately eroded	IIIe	79	0.0
TOTAL			53.9	114.8

Information provided was obtained from sources deemed reliable, however, the broker makes no guarantees as to its accuracy. All prospective buyers are urged to inspect the property, its title, and to rely on their own conclusions. Seller reserves the right to refuse any or all offers submitted and may withdraw the property from offering without notice. Farmers National Company and its representatives are the designated agents for the seller.