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A-22660

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LAND FOR SALE

158 ± Acres, Page County, Iowa

OFFERED AT
\$1,058,600

Highlights:

- Page County farmland with a nice mixture of bottom and upland soils
- Average CSR2 of 75.6
- Excellent recreational opportunities



For additional information, please contact:
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Property Information

Directions to Property:

From Northboro, go one mile north on E avenue then west one mile on 290th street. Turn onto D avenue and farm is located 1/4 mile north on the west side of the road.

Legal Description:

SE1/4 of Section 9, Township 67N- Range 39W, Page County, IA

Property Description:

Great opportunity to purchase a unique, multi-purpose Page County, IA farm! Tillable acres are made up of 40% upland and nearly 60% West Tarkio Creek bottomland soils. Potential to bring additional acres into production in various areas of the farm. Excellent recreational opportunities for deer, turkey and pheasant hunting. Utilities available on site making this your opportunity to build that dream cabin for deer camp or your own camping spot for a get-away weekend in the scenic hills of SW Iowa.

Farm Data:

Cropland	113.29 acres
Pasture	16.95 acres
Non-crop	7.05 acres
Timber	20.71 acres
Total	158.00 acres

FSA Information:

	Base	PLC Yield
Corn	64.7 acres	118 bushels
Soybeans	54.6 acres	37 bushels

Taxes:

\$4,878.00

Location Map



Information provided was obtained from sources deemed reliable, but 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 on the reverse side are the Designated Agents for the seller.

Aerial Map



Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CSR2	CPI	NCCPI	CAP
133	Colo silty clay loam, deep loess, 0 to 2 percent slopes, occasionally flooded	29.91	18.77	78.0	0	81	2w
Z8B	Judson silty clay loam, deep loess, 2 to 5 percent slopes	23.14	14.52	92.0	0	96	2e
99D2	Exira silty clay loam, 9 to 14 percent slopes, eroded	20.82	13.06	59.0	0	84	3e
11B	Colo-Judson silty clay loams, 0 to 5 percent slopes, occasionally flooded	20.14	12.64	80.0	0	86	2w
212	Kennebec silt loam, 0 to 2 percent slopes, occasionally flooded	19.75	12.39	91.0	0	96	1
54	Zook silty clay loam, 0 to 2 percent slopes, occasionally flooded	12.46	7.82	67.0	0	64	2w
9B2	Marshall silty clay loam, 2 to 5 percent slopes, eroded	10.87	6.82	92.0	0	91	2e
Z24E	Shelby loam, deep loess, 14 to 18 percent slopes	8.61	5.4	43.0	0	77	4e
751D2	Northboro silty clay loam, 9 to 14 percent slopes, moderately eroded	5.74	3.6	47.0	0	83	3e
99C2	Exira silty clay loam, 5 to 9 percent slopes, eroded	4.43	2.78	87.0	0	84	3e
Z24D2	Shelby clay loam, deep loess, 9 to 14 percent slopes, eroded	1.73	1.09	52.0	0	75	3e
751C2	Northboro silt loam, 5 to 9 percent slopes, moderately eroded	1.34	0.84	73.0	0	87	3e
692D2	Mayberry clay loam, 9 to 14 percent slopes, moderately eroded	0.45	0.28	30.0	0	63	4e
Z192D	Adair clay loam, deep loess, 9 to 14 percent slopes	0.02	0.01	14.0	0	67	4e
TOTALS		159.4 1(*)	100%	76.29	-	85.3	2.2



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