

**Farmers
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A-23155

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LAND FOR SALE

79.59± Acres, Davis County, Iowa

**OFFERED AT
\$537,780**

Highlights:

- Row crop farm located in West-central Davis County along Highway 2
- Features terracing and erosion control measures
- Includes one expansive field
- Primarily composed of fertile Seymour silt loam



For additional information, please contact:

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Property Information

Directions to Property:

From Moulton, Iowa, travel two miles North on Highway 202. Turn East on Highway 2 for two miles. The property is located on the north side of the highway on the Appanoose-Davis county line.

Legal Description:

Frl S1/2SW1/4 Sec. 31, Twp 69N, Rge 15W of the 5th P.M.

Property Description:

Don't miss the opportunity to own this row crop farm in a prime West-central Davis County location! Situated along Highway 2, this property boasts terracing and other soil conservation measures. Featuring one expansive field of cropland with the highly productive Seymour silt loam as the primary soil type, this farm offers strong agricultural potential.

Be sure to review the information available on our website, including FSA Documents and several maps including aerial, soils, topography, tax parcel, and plat.

Farm Data:

Cropland	66.51 acres
Non-crop	<u>13.08 acres</u>
Total	79.59 acres

FSA Information:

	<u>Base</u>	<u>Yield</u>
Corn	66.5 acres	91 bushels

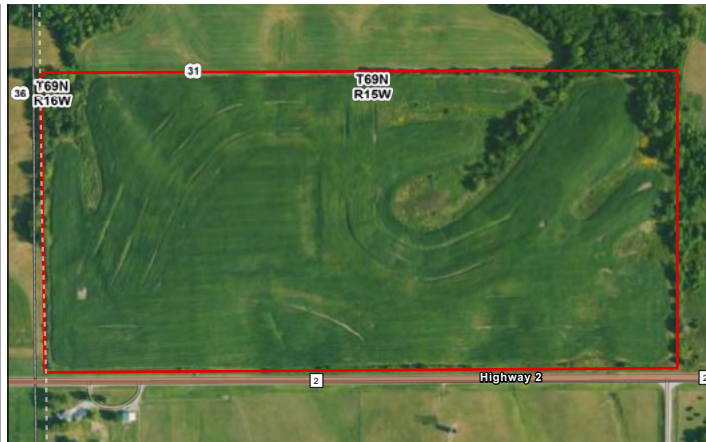
Real Estate Taxes: \$1,644

Price: \$537,780

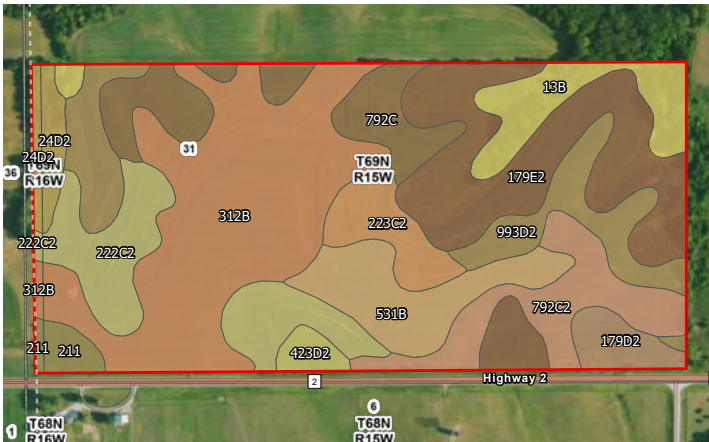


Information provided was obtained from sources deemed reliable, but the broker makes no guarantees as to its accuracy. All prospective buyers are urged to inspect the property, its title and to rely on their own conclusions. Seller reserves the right to refuse any or all offers submitted and may withdraw 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



Soils Map



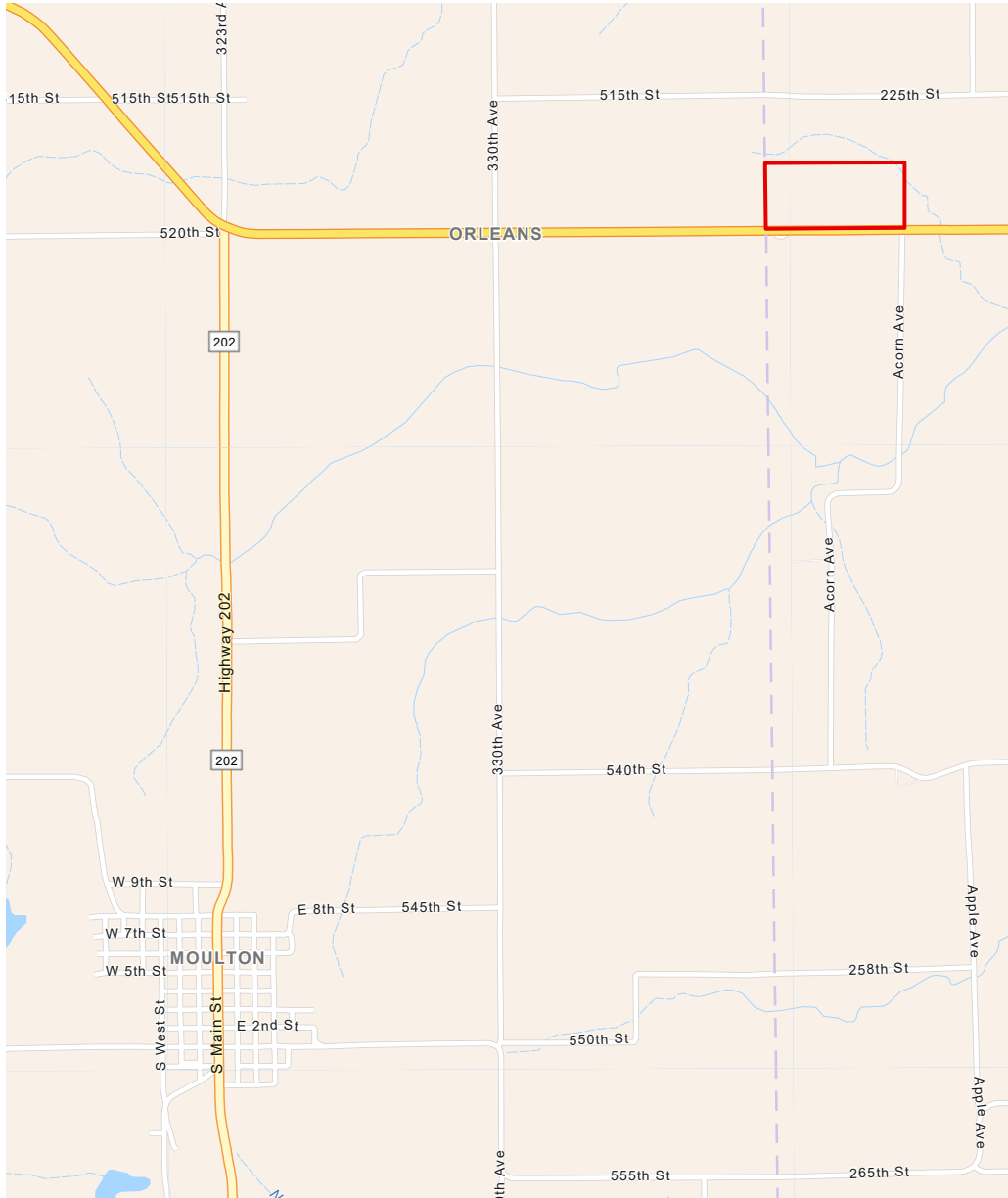
Map Symbol	Name	Non-IRR LCC	CSR2	ACRES
312B	Seymour silt loam, 2 to 5 percent slopes	3e	64	19.3
179 E2	Gara loam, 14 to 18 percent slopes, moderately eroded	6e	24	13.6
222C2	Clarinda silty clay loam, 5 to 9 percent slopes, moderately eroded	4w	28	7.8
993D2	Gara-Armstrong loams, 9 to 14 percent slopes, moderately eroded	4e	35	7.1
792C	Armstrong loam, 5 to 9 percent slopes	3e	38	6.2
792C2	Armstrong loam, 5 to 9 percent slopes, moderately eroded	3e	31	6
531B	Kniffin silt loam, 2 to 5 percent slopes	3e	55	5.6
13B	Olmitz-Vesser-Zook complex, 0 to 5 percent slopes	2e	74	4.6
223C2	Rinda silty clay loam, 5 to 9 percent slopes, moderately eroded	4w	45	3.1
179D2	Gara loam, 9 to 14 percent slopes, moderately eroded	4e	44	1.9
24D2	Shelby loam, 9 to 14 percent slopes, moderately eroded	3e	45	1.3
211	Edina silt loam, 0 to 1 percent slopes	3w	59	1
423D2	Bucknell silty clay loam, 9 to 14 percent slopes, moderately eroded	4e	6	1
24D2	Shelby loam, 9 to 14 percent slopes, moderately eroded	3e	45	0.6
312B	Seymour silt loam, 2 to 5 percent slopes	3e	64	0.2
211	Edina silt loam, 0 to 1 percent slopes	3w	59	0.2
222C2	Clarinda silty clay loam, 5 to 9 percent slopes, moderately eroded	4w	28	0.1
TOTAL			44	79.6



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Location Map



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