

LAND FOR SALE

**19+/- Acres, Warren County, Iowa
Offered at \$85,000**



Property Location: South of St. Marys on R45 to Stone Steet, east two miles to 58th Avenue, and south one-half mile. The property is on the west side of the road.

Legal Description: North 1/2 NW1/4 SE1/4 Sec. 14-T74-N Range 25W, Warren County, Iowa

Property Description: 19+/- acres open pasture, some shade along edges, fenced, rural water across road, electricity in road, and beautiful view for building site or add on pasture or hay.



**Farmers
National
Company™**

Serving America's Landowners Since 1929

www.FarmersNational.com



For additional information, please contact:

Carl Jackson, Agent

Des Moines, Iowa

Office: (515) 221-9950

Cell: (515) 238-0559

CJackson@FarmersNational.com

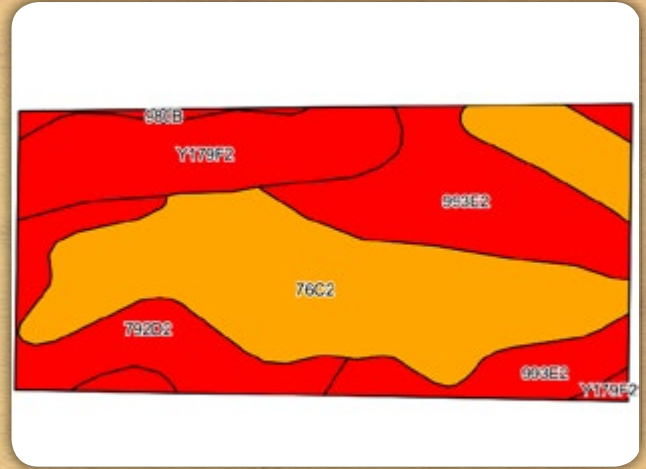
www.FarmersNational.com/CarlJackson



Aerial Photo



Soil Map



Area Symbol: IA181, Soil Area Version: 22

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
76C2	Ladoga silt loam, dissected till plain, 5 to 9 percent slopes, eroded	8.15	43.0%		Ille	75	65
993E2	Armstrong-Gara loams, 14 to 18 percent slopes, moderately eroded	4.69	24.7%		Vle	17	5
Y179F2	Gara loam, dissected till plain, 18 to 25 percent slopes, eroded	3.42	18.0%		Vlle	16	
792D2	Armstrong loam, 9 to 14 percent slopes, moderately eroded	2.49	13.1%		IVe	7	13
980B	Gullied land-Ely-Colo complex, 2 to 5 percent slopes	0.22	1.2%		Vlle	42	25
Weighted Average						40.7	*-



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.