

LAND FOR SALE

84.6+/- Acres • Lucas County, Iowa

Tract 1: \$110,000 • Tract 2: \$110,000



Property Location: North of Lucas on Highway 65 about six miles to 560th, then west three miles to 110th Trail, go north half mile to property.

Legal Description:

- **Tract 1:** (40+/- acres) NW1/4 NW1/4 Sec 8 Township 72 Range 23 Lucas County, Iowa
- **Tract 2:** (44.6+/- acres) SW1/4 of the SE1/4 4.6 acres in NW1/4 of SW1/4 Section 8 Township 73 Range 23 Lucas County, Iowa



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For additional information, please contact:

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Property Information

Property Description: Pasture/hay. Newer fences. Creek runs through south edge of property.

Farm Data (whole farm):

Cropland 66.30 acres
Other 17.76 acres
Total 84.06 acres

- Maybe adjusted if farm is split

FSA Information:

| | <u>Base</u> | <u>Yields</u> |
|----------|-------------|---------------|
| Corn | 20.2 acres | 100 bushels |
| Soybeans | 2.0 acres | 26 bushels |

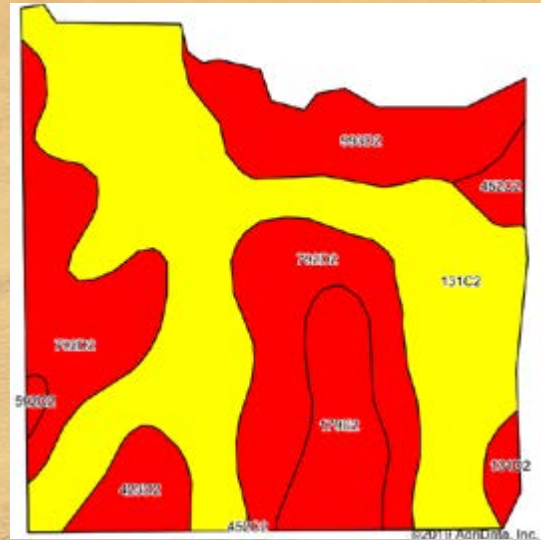
Taxes: \$948



Tract 1 Aerial Photo



Tract 1 Tillable Soil Map



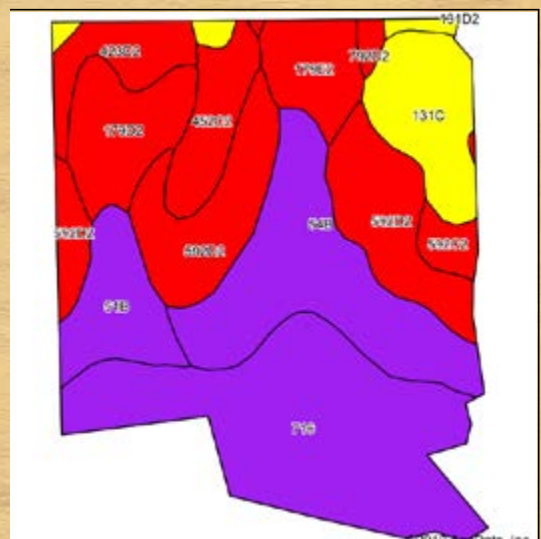
Area Symbol: IA117, Soil Area Version: 26

| Code | Soil Description | Acres | Percent of field | CSR2 Legend | Non-Irr Class | CSR2** | CSR | *n NCCPI Overall |
|-------------------------|---|-------|------------------|-------------|---------------|-----------|-------------|------------------|
| 131C2 | Pershing silty clay loam, 5 to 9 percent slopes, moderately eroded | 15.47 | 48.1% | | IIIe | 62 | 45 | 59 |
| 792D2 | Armstrong clay loam, 9 to 14 percent slopes, moderately eroded | 8.26 | 25.7% | | IVe | 5 | 13 | 51 |
| 993D2 | Gara-Armstrong complex, 9 to 14 percent slopes, moderately eroded | 3.57 | 11.1% | | IVe | 32 | 31 | 58 |
| 179E2 | Gara clay loam, 14 to 18 percent slopes, moderately eroded | 2.52 | 7.8% | | VIe | 23 | 33 | 55 |
| 423D2 | Bucknell silty clay loam, 9 to 14 percent slopes, moderately eroded | 1.25 | 3.9% | | IVe | 6 | 13 | 60 |
| 452C2 | Lineville silt loam, 5 to 9 percent slopes, moderately eroded | 0.54 | 1.7% | | IIIe | 46 | 31 | 63 |
| 131D2 | Pershing silty clay loam, 9 to 14 percent slopes, moderately eroded | 0.41 | 1.3% | | IVe | 38 | 31 | 54 |
| 592D2 | Mystic clay loam, 9 to 14 percent slopes, moderately eroded | 0.13 | 0.4% | | IVe | 10 | 5 | 56 |
| Weighted Average | | | | | | 38 | 32.5 | *n 56.6 |

Tract 2 Aerial Photo



Tract 2 Tillable Soil Map



Area Symbol: IA117, Soil Area Version: 26

| Code | Soil Description | Acres | Percent of field | CSR2 Legend | Non-Irr Class | CSR2** | CSR | *n NCCPI Overall |
|-------------------------|--|-------|------------------|-------------|---------------|-------------|----------|------------------|
| 716 | Lawson-Quiver-Nodaway complex, 0 to 2 percent slopes, occasionally flooded | 9.62 | 26.1% | | IIw | 78 | | 87 |
| 592D2 | Mystic clay loam, 9 to 14 percent slopes, moderately eroded | 6.71 | 18.2% | | IVe | 10 | 5 | 56 |
| 54B | Zook silty clay loam, heavy till, 2 to 5 percent slopes, rarely flooded | 6.18 | 16.7% | | IIw | 71 | 65 | 76 |
| 131C | Pershing silt loam, 5 to 9 percent slopes | 2.86 | 7.7% | | IIIe | 65 | 49 | 72 |
| 179D2 | Gara clay loam, 9 to 14 percent slopes, moderately eroded | 2.58 | 7.0% | | IVe | 45 | 43 | 64 |
| 51B | Vesser silt loam, 2 to 5 percent slopes, rarely flooded | 2.37 | 6.4% | | IIw | 75 | 66 | 95 |
| 452C2 | Lineville silt loam, 5 to 9 percent slopes, moderately eroded | 1.81 | 4.9% | | IIIe | 46 | 31 | 63 |
| 179E2 | Gara clay loam, 14 to 18 percent slopes, moderately eroded | 1.80 | 4.9% | | VIe | 23 | 33 | 55 |
| 423D2 | Bucknell silty clay loam, 9 to 14 percent slopes, moderately eroded | 1.59 | 4.3% | | IVe | 6 | 13 | 60 |
| 592C2 | Mystic clay loam, 5 to 9 percent slopes, moderately eroded | 0.64 | 1.7% | | IIIe | 31 | 20 | 59 |
| 131C2 | Pershing silty clay loam, 5 to 9 percent slopes, moderately eroded | 0.49 | 1.3% | | IIIe | 62 | 45 | 59 |
| 792D2 | Armstrong clay loam, 9 to 14 percent slopes, moderately eroded | 0.27 | 0.7% | | IVe | 5 | 13 | 51 |
| Weighted Average | | | | | | 52.1 | - | *n 72.2 |

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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.