

LAND FOR SALE

160+/- Acres, Floyd County, Iowa
Offered at \$998,000

Highlights:

- High CSR cropland currently in CRP until September 2026
- Well drained
- Includes mature woodlands

Property Location: From Floyd, Iowa, go north a mile and a half to 140th Street, then turn east on 140th Street, go a half mile; property is on the south side of the road.

Legal Description: The Northeast Quarter of the Southwest Quarter; the West half of the Northeast Quarter; and the Northwest Quarter of the Southeast Quarter all in Section 10, Township 96 North, Range 16 West of the 5th P.M., Floyd County, Iowa

Property Description: Good quality cropland, currently in CRP at a good rate per acre; including woodland for the outdoorsman

Farm Data:

Cropland	132.35 acres
Other	.75 acres
Timber	26.90 acres
Total	160.00 acres

FSA Information:

	<u>Base</u>	<u>Yield</u>
Corn	98.69 acres	143 bushels
Soybeans	23.96 acres	50 bushels

CRP:

- 121.75± acres enrolled with an annual payment of \$263.00 per acre. Expiring September 2026.
- 5.57± acres enrolled with an annual payment of \$129.65 per acre. Expiring September 2019.
- 4.13 ± acres enrolled with an annual payment of \$232.00 per acre. Expiring September 2033.

Taxes: \$3,532 or \$22.07 per acre



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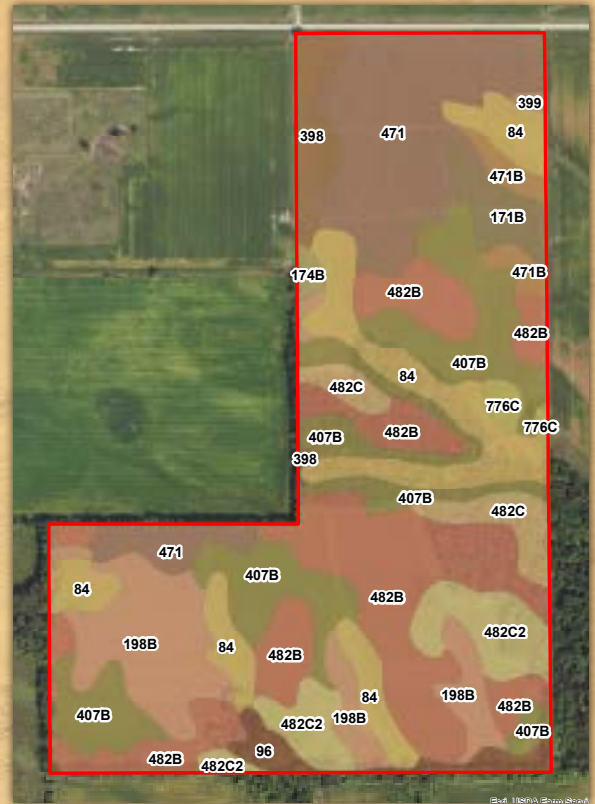
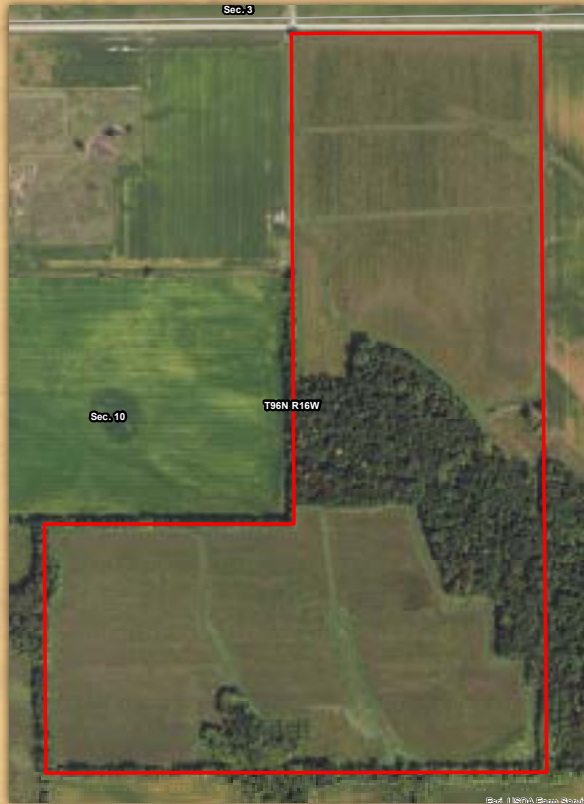
For additional information, please contact:

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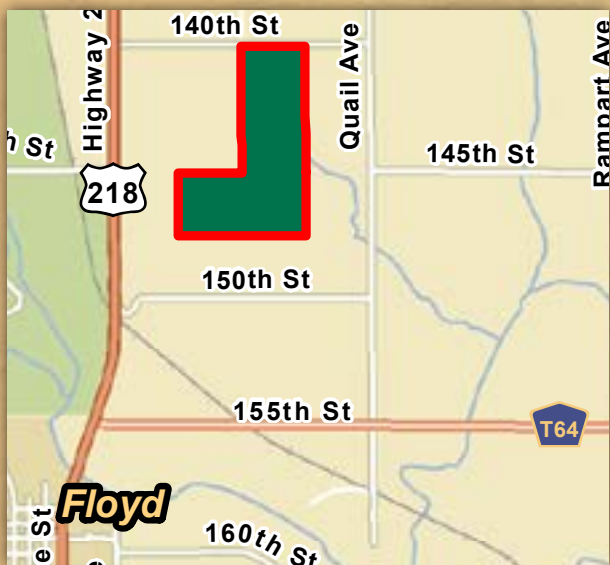
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MAP SYMBOL	NAME	NON IRR		
		LCC	CSR2	ACRES
482B	Racine loam, 2 to 5 percent slopes	lle	84	37.9
407B	Schley silt loam, 1 to 4 percent slopes	llw	81	28.5
471	Oran loam, 0 to 2 percent slopes	lw	79	25.1
84	Clyde silty clay loam, 0 to 3 percent slopes	llw	88	21.3
198B	Floyd loam, 1 to 4 percent slopes	llw	89	17.4
482C2	Racine loam, 5 to 9 percent slopes, moderately eroded	llle	78	10.0
482C	Racine loam, 5 to 9 percent slopes	llle	77	5.2
398	Tripoli silty clay loam, 0 to 2 percent slopes	llw	90	4.8
171B	Bassett loam, 2 to 5 percent slopes	lle	85	3.8
96	Turlin loam, 0 to 2 percent slopes	llw	94	3.7
471B	Oran loam, 2 to 5 percent slopes	lw	74	2.7
776C	Lilah sandy loam, 3 to 9 percent slopes	lve	5	1.4
174B	Bolan loam, 2 to 5 percent slopes	lls	64	0.7
399	Readlyn silt loam, 1 to 3 percent slopes	lw	91	0.4
TOTAL			82.7	162.8



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.