

# LAND FOR SALE

**320+/- Acres, Union County, Iowa**  
**Offered at \$1,424,000**

## Highlights:

- Will make an excellent combination farm
- Cropland CSR2 of 62.8
- Two nice ponds
- Located within two good sale barn markets



## Property Information

**Property Location:** From Lorimor, Iowa, take County REA Road west a half mile to Violet Avenue. Take Violet Avenue north a half mile to farm.

**Legal Description:** NW1/4 section 10 and the NE1/4 section 9 all in New Hope Township T73N R28W, Union County, Iowa. Exact legal per abstract.

**Property Description:** 320 acres with a whole farm average CSR2 of 60.4. There are currently 227 FSA croppable acres with a CSR2 of 62.8. Five good grain markets within 20 miles of farm. Balance of farm is pasture capable of being converted to row crop production, two building sites and grove, feedlot and bunker silo, two ponds, and road right of way. There is also a 2,310 sq ft two story, four bedroom home built in 1917.

## Farm Data:

Cropland	228.8 acres
Pasture	30.0 acres
Non-crop	39.2 acres
Buildings	15.0 acres
Other	<u>7.0 acres</u>
Total	320.0 acres

## FSA Information:

	<u>Base</u>	<u>Yield</u>
Corn	223.0 acres	95 bushels
Soybeans	2.1 acres	33 bushels

**Taxes:** \$7,392



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For additional information, please contact:

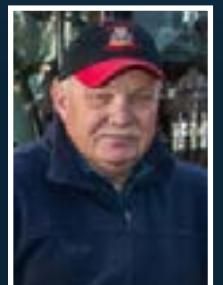
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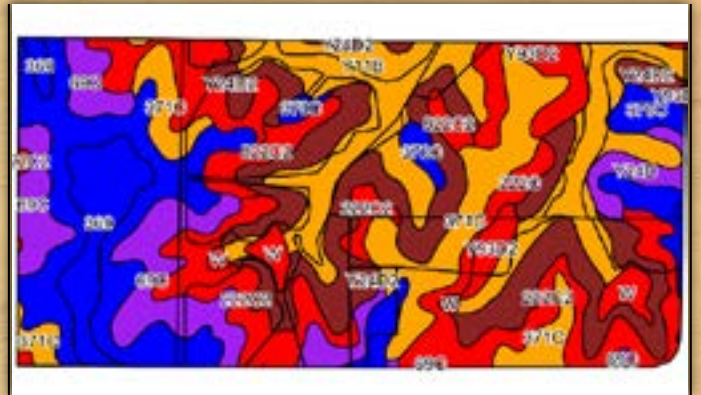
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Area Symbol: IA175, Soil Area Version: 20							
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
Y24D2	Shelby clay loam, dissected till plain, 9 to 14 percent slopes, eroded	56.90	18.5%		IIIe	49	
Y11B	Colo, occasionally flooded-Ely silty clay loams, dissected till plain, 2 to 5 percent slopes	46.81	15.2%		IIw	80	
222C2	Clarinda silty clay loam, 5 to 9 percent slopes, moderately eroded	46.31	15.1%		IVw	28	25
368B	Macksburg silty clay loam, 2 to 5 percent slopes	37.88	12.3%		Ile	89	90
371C	Nira-Sharpsburg silty clay loams, 5 to 9 percent slopes	30.62	10.0%		IIIe	79	69
69C	Clearfield silty clay loam, dissected till plain, 5 to 9 percent slopes	29.90	9.7%		IIIw	59	50
369	Winterset silty clay loam, 0 to 2 percent slopes	14.41	4.7%		IIw	83	87
Y93D2	Shelby-Adair clay loams, dissected till plain, 9 to 14 percent slopes, eroded	12.29	4.0%		IIIe	35	
370C	Sharpsburg silty clay loam, 5 to 9 percent slopes	11.46	3.7%		IIIe	81	72
822C2	Lamoni silty clay loam, 5 to 9 percent slopes, moderately eroded	7.30	2.4%		IIIe	38	30
W	Water	5.58	1.8%			0	0
Y24D	Shelby loam, dissected till plain, 9 to 14 percent slopes	4.87	1.6%		IIIe	52	
222C	Clarinda silty clay loam, 5 to 9 percent slopes	2.83	0.9%		IVw	31	30
<b>Weighted Average</b>						<b>60.4</b>	<b>*</b>



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 Seller's agent.