

LAND FOR SALE

**60+/- Acres, Madison County, Iowa
Offered at \$279,000**

Highlight Features:

- Cleared and level building site, hard surface road access, rural water available, ready for your dream home
- Over 30 acres being cropped
- Grass and timber for recreational use



Property Location: 204 Macksburg Road; half mile south of Macksburg, Iowa, and then west one mile on Macksburg Road, farm is on the south side of Macksburg Road.

Legal Description: NW1/4SW1/4 of Section 16 and a tract of land located in the NE1/4SE1/4 of Section 17, T74N, R29W of the 5th P.M., in Madison, County, Iowa. See Abstract for exact legal.



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For additional information, please contact:

Clint Freund, AFM, Agent

Atlantic, Iowa

Office: (712) 243-4278

Cell: (515) 835-1706

CFreund@FarmersNational.com

www.FarmersNational.com/ClintFreund



Property Description: This farm has had extensive clean up and clearing. Ready for a dream home or add to your farming operation. Timber ground on either side for hunting/recreation potential. Conveniently located off a hard surface road just a mile and a half from Macksburg, Iowa. Don't miss out on this opportunity! Grand River borders a portion of the farm on the west. There is a small pond in the northeast corner of the property.

2018 Taxes: \$712

Farm Data:

Cropland	32.4 acres
Hayland	10.8 acres
Non-crop	3.5 acres
Timber	<u>13.3 acres</u>
Total	60.0 acres

FSA Information:

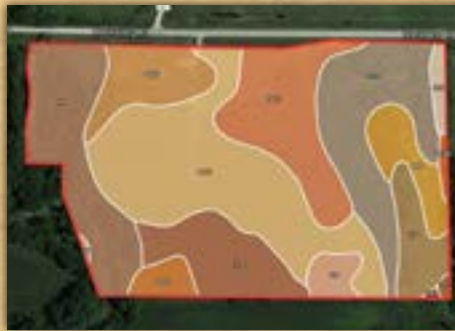
	Base	Yield
Corn	10.10	94 bushels
Soybeans	.60	48 bushels

(combination of FSA Tracts 167 and 173)

Aerial Photo



Soil Map



Property Location Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CSR2	CAP
CyB	Colo-Ely silty clay loams, gullied, 2 to 5 percent slopes	2.6	4.69	57	5w
YShE2	Shelby clay loam, dissected till plain, 14 to 18 percent slopes, eroded	0.3	0.5	35	4e
LcD2	Lamoni clay loam, 9 to 14 percent slopes, moderately eroded	0.7	1.21	10	4e
AwD	Arbor loam, 9 to 14 percent slopes	2.6	4.67	60	3e
1542	Quiver-Colo silty clay loams, 0 to 2 percent slopes, occasionally flooded	0.1	0.14	76	2w
SIE2	Shelby-Lamoni complex, 14 to 18 percent slopes, moderately eroded	8.2	14.78	27	6e
ScB	Sharpsburg silty clay loam, terrace, 2 to 5 percent slopes	1.2	2.13	91	2e
LaC2	Ladoga silt loam, dissected till plain, 5 to 9 percent slopes, eroded	7.3	13.08	75	3e
LaD2	Ladoga silt loam, 9 to 14 percent slopes, eroded	14.8	26.53	49	3e
1541	Quiver-Colo silty clay loams, 0 to 2 percent slopes, frequently flooded	0.1	0.24	12	5w
JuB	Judson silty clay loam, dissected till plain, 2 to 5 percent slopes	5.0	8.9	93	2e
WoA	Wiota silt loam, 0 to 2 percent slopes	1.2	2.08	100	1
GaE2	Gara loam, dissected till plain, 14 to 18 percent slopes, eroded	3.7	6.71	32	6e
Nm	Nodaway silt loam, 0 to 2 percent slopes, occasionally flooded	7.9	14.2	82	2w
ZoA	Zook silty clay loam, 0 to 2 percent slopes, occasionally flooded	0.1	0.15	67	2w
TOTALS		55.6	100%	58.89	3.46



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.