

L-1900725

# LAND FOR SALE

**59.51+/- Acres, Adair County, Iowa  
Offered at \$249,942**

## Highlights:

- Well maintained with scenic views
- Good mix of habitat
- Nice income and recreational opportunities



**Property Location:** From Stuart, Iowa, travel eight miles south on Stuart Road. Then turn west on 190th Street for one mile. Then turn south on Trenton Avenue for three quarters of a mile.

**Legal Description:** SW SW EXC PARCEL G & NW SW EXC 9.08A IRR TRACT & INCLUDE .31A TRACT SW NW & EXC PARCEL I, All in Section 20, Township 76 North, Range 30 West. Parcel ID 0820300008 & 0820300009. Abstract to govern.



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**Property Description:** Beautiful, well maintained property with scenic views. This is a unique chance to own an combination property providing a nice income and excellent recreational opportunities. Nice mix of habitat including thickets, fence lines, creek bottoms, grasses, water source from creek and pond, timbered draws, etc. Good access with less than two miles from paved roads.

**Taxes:** \$726

**Farm Data:**

CRP 30.19 acres  
 Timber 29.32 acres  
 Total 59.51 acres

**CRP:**

- 18.28 acres, due to expire September 2026. Annual payment of \$3,441
- 11.91 acres, due to expired September 2020. Annual payment of \$2,141

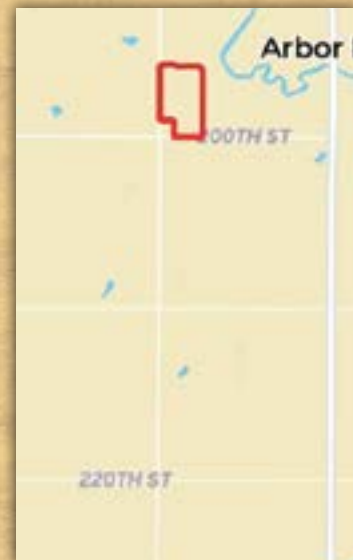
**Aerial Photo**



**Soil Map**



**Property Location Map**



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CSR2	CAP
W	Water	0.5	0.77	-	-
993F2	Gara-Armstrong loams, 18 to 25 percent slopes, moderately eroded	21.1	34.75	15	7e
993E2	Gara-Armstrong loams, 14 to 18 percent slopes, moderately eroded	10.6	17.46	26	6e
80D2	Clinton silt loam, 9 to 14 percent slopes, eroded	10.7	17.67	46	3e
80C	Clinton silt loam, 5 to 9 percent slopes	10.0	16.43	72	3e
993D2	Gara-Armstrong loams, 9 to 14 percent slopes, moderately eroded	0.1	0.09	33	4e
76C	Ladoga silt loam, dissected till plain, 5 to 9 percent slopes	0.0	0.06	80	3e
13B	Vesser-Nodaway silt loams, 2 to 5 percent slopes	7.8	12.76	70	2w
TOTALS		60.7	100%	38.72	4.76

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.