

LAND FOR SALE

157± Acres • Guthrie County, Iowa
Offered at \$824,250

Highlights:

- Adjacent to Menlo Ethanol Plant
- Good road and pasture fences
- Some field tile

Property Description: One mile East of Menlo, Iowa, on Whitepole Road, half mile north on Talon Avenue, then a half mile west on 335th to southeast corner of property.

Property Description: 124 acres of cropland, 77.33 acres pasture and stream. Good fences and older tile (no tile map). Fall applied fertilizer - 57# Phosphorus on all ground, 50# K (potash), 170# NH3 on old bean ground.



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For additional information, please contact:

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Legal Description: NW 1/4 Section 26, excepting Parcel A; Township 78N, Range 31W, Guthrie County, Iowa

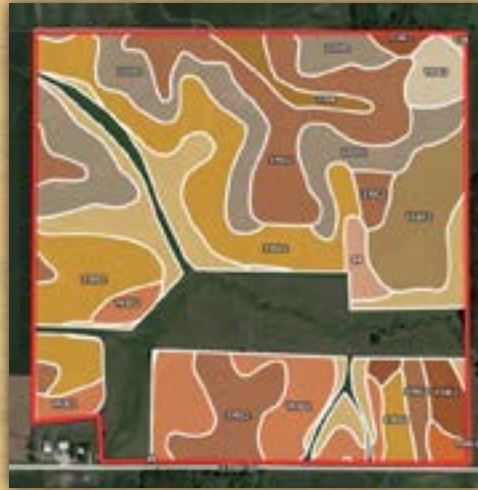
FSA Information:

	<u>Base</u>	<u>PLC Yield</u>
Corn	60.9 acres	130 bushels
Soybeans	60.9 aces	45 bushels

Farm Data:

Cropland	124.84 acres
Pasture	27.33 acres
Non-crop	<u>4.83 acres</u>
Total	157.00 acres

Taxes: \$2,684



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CSR2	CAP
Y24D2	Shelby clay loam, dissected till plain, 9 to 14 percent slopes, eroded	8.8	7.01	49	3e
Y93E2	Shelby-Adair clay loams, dissected till plain, 14 to 18 percent slopes, eroded	1.0	0.81	28	4e
Y93E3	Shelby-Adair clay loams, dissected till plain, 14 to 18 percent slopes, severely eroded	2.9	2.28	24	6e
370D2	Sharpsburg silty clay loam, 9 to 14 percent slopes, eroded	26.0	20.79	54	3e
Y24E2	Shelby clay loam, dissected till plain, 14 to 18 percent slopes, eroded	3.8	3.01	35	4e
222D2	Clarinda silty clay loam, 9 to 14 percent slopes, moderately eroded	22.0	17.64	12	4e
8B	Judson silty clay loam, dissected till plain, 2 to 5 percent slopes	1.9	1.51	93	2e
Y93D2	Shelby-Adair clay loams, dissected till plain, 9 to 14 percent slopes, eroded	13.7	10.95	35	3e
11B	Colo-Judson silty clay loams, 0 to 5 percent slopes, occasionally flooded	15.3	12.25	80	2w
370B	Sharpsburg silty clay loam, 2 to 5 percent slopes	2.6	2.08	91	2e
370C2	Sharpsburg silty clay loam, 5 to 9 percent slopes, eroded	27.1	21.67	80	3e
TOTALS		125.0	100%	52.87	3.12



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.