

LAND FOR SALE

27.31+/- Acres, Union County, Iowa

Highlights:

- Beautiful building site acreage with great views in all directions
- Located on paved road
- Rural water on property



Property Location: From Winterset, take Highway 169 south 12 miles south to Warbler Avenue. Take Warbler north an eighth of mile to west field entrance of property. Property lies to the west of Highway 169. Watch for signs!

Legal Description: 27± acres located in the W 1/2 of the NW1/4 of section 2 T73N R28W. Exact legal per abstract.



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Property Description: Excellent location for a new home with enough acres for some livestock. Outstanding views in all directions. Property has a 50.2 CSR2 and is currently seeded to permanent pasture. Site for a large pond to be constructed. Shown by appointment only please. Rural water and Cobett cattle water. Offered at \$5,750 per acre.

Farm Data:
 Cropland 8.28 acres
 Pasture 18.03 acres
 Other 1.00 acres
 Total 27.31 acres

Taxes: \$410

Aerial Photo



Soil Map



Property Location Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CSR2	CAP
792C	Armstrong loam, 5 to 9 percent slopes	8.1	28.77	37	3e
Y179E	Gara loam, dissected till plain, 14 to 18 percent slopes	9.9	35.2	37	6e
Y24E2	Shelby clay loam, dissected till plain, 14 to 18 percent slopes, eroded	1.0	3.69	35	4e
76C	Ladoga silt loam, dissected till plain, 5 to 9 percent slopes	5.8	20.63	80	3e
133B	Colo silty clay loam, dissected till plain, 2 to 5 percent slopes, occasionally flooded	3.3	11.71	74	2w
TOTALS		28.0	100%	50.13	3.98



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.