# LAND FOR SALE

80± Acres, Marion County, Iowa Offered at \$876,330



Property Location: From Pleasantville, lowa take G40 east to 75th Avenue then go south a half mile. The property lies on the east side of the road.

**Legal Description:** The West 1/2 of the Northeast 1/4 of Section 19, Township 76N, Range 20W of the 5th PM



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For additional information, please contact:

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# **Property Information**

**Property Description:** Tiled and terraced good producing farm. Would make a good addition to any operation or as an investment.

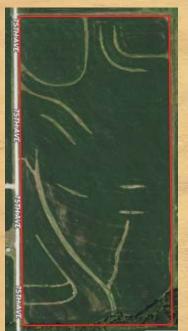
Farm Data:

Cropland 75.29 acres
Other 4.71 acres
Total 80.00 acres

**FSA Information:** Has been combined with a larger parcel with 100% corn base and PLC yield of 154 bushels. New base and yield information to be determined by local Farm Service Agency.

**Taxes:** \$2,530

### **Aerial Photo**



# Soil Map



## **Property Location Map**



	SOIL CODE	SOIL DESCRIPTION	ACRES	%	CSR2	CPI	NCCPI	CAP
	370D2	Sharpsburg silty clay loam, 9 to 14 percent slopes, eroded	19.26	25.11	54.0	0	81	3e
	370B	Sharpsburg silty clay loam, 2 to 5 percent slopes	17.61	22.96	91.0	0	93	2e
	370C	Sharpsburg silty clay loam, 5 to 9 percent slopes	16.8	21.9	81.0	0	92	3e
i	370C2	Sharpsburg silty clay loam, 5 to 9 percent slopes, eroded	7.76	10.12	80.0	0	85	3e
	24E2	Shelby loam, 14 to 18 percent slopes, moderately eroded	6.92	9.02	40.0	0	77	4e
	368	Macksburg silty clay loam, 0 to 2 percent slopes	4.45	5.8	93.0	0	88	1
	Y24D2	Shelby clay loam, dissected till plain, 9 to 14 percent slopes, eroded	3.9	5.08	49.0	0	76	3e
	TOTALS		76.7(* )	100%	71.78	-	86.36	2.74

<sup>(\*)</sup> Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

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.