

# LAND FOR SALE

80± Acres, Marion County, Iowa

Offered at \$876,330

## Highlights:

- Good add on unit for your farming operation or as an investment
- 73.8 average CSR2
- 94% tillable

L-2200087

**Property Location:** From Pleasantville, Iowa 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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## Property Information

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

**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.

### Farm Data:

Cropland 75.29 acres  
 Other 4.71 acres  
 Total 80.00 acres

**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
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

(\*) 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.

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