

LAND FOR SALE

138.25+/- Acres, Jasper County, Iowa
Offered at \$275,000

Highlights:

- Large hunting area
- Recreational opportunities

L-2300077

Legal Description: Section: 30 Township: 78 Range: 18 Parcel J of SEC 30-78-18 & of NE NE SEC 31-78-18, Section: 30 Township: 78 Range: 18 PT Parcel K of SE SEC 30 & NE SEC 31 & SE SEC 29

For additional information, please contact:

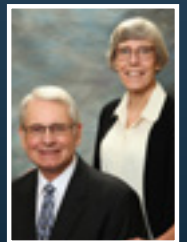
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Property Information

Property Location: From Highway 14 in Monroe, Iowa, go east on Mills Street/Republic Avenue/ South 120th Avenue East to Spencer Street. Go north on Spencer Street. Follow Spencer Street across the South Skunk River Bridge to the entrance of the property on the south side of Spencer Street.

Property Description: 138.54 acres of timber enrolled in Wetland Reserve Conservation Easement program. Great hunting and recreation opportunities along the south Skunk River.

Taxes: \$870

Farm Data:

Timber 138.25 acres
 Total 138.25 acres



Location Map



Soil Map



Aerial Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CSR2	CPI	NCCPI	CAP
3115	Colo, overwash-Lawson complex, channeled, 0 to 2 percent slopes, frequently flooded	81.59	59.53	5.0	0	10	5w
212	Kennebec silt loam, 0 to 2 percent slopes	28.89	21.08	92.0	0	97	1
133	Colo silty clay loam, 0 to 2 percent slopes, occasionally flooded	20.85	15.21	78.0	81	78	2w
RIVER	Water, rivers and streams	5.44	3.97	-	0	-	-
54	Zook silty clay loam, 0 to 2 percent slopes, occasionally flooded	0.29	0.21	60.0	0	63	2w
TOTALS		137.06(*)	100%	34.36	12.32	38.4	3.64

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.