

LAND FOR SALE

**233± Acres, Adams County, Iowa
Offered at \$1,398,000 (\$6,000/Acre)**

Highlights:

- Extensively tiled farm in northwest Adams County. Over 51,000 feet of drainage tile installed!
- New government pond constructed in 2021 with permanent cattle waterer!
- This farm can fit your needs: row-crop production, CRP and ponds for hunting and recreation, new home site, investment; this farm has endless possibilities!
- Open for 2023!



L-2300082

Legal Description: The N1/2 of the SW1/4, AND the S1/2 of the SW1/4 AND the W1/2 of the SE1/4, all in Section 29, T72N, R35W of the 5th P.M., Adams County, Iowa.



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For additional information, please contact:

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Property Information

Property Location: Farm is located four miles north of Nodaway, Iowa; northwest of the intersection of Old Highway 30 (210th Street) and Birch Avenue (N26).

Property Description: Don't miss your chance to purchase a 'section farm!' The farm is bordered on three sides by gravel roads and one side by a paved road. Easy access to every side of the farm! Extensive tiling has been done. Over 51,000 feet of tile have been installed since 2011! New government pond (constructed in 2021) includes a permanent cattle waterer! Excellent hunting opportunities, with wooded draws, and several ponds on the farm, along with 6.33 acres of CRP. This farm will appeal to crop producers, livestock producers, hunters and investor land owners. Considering building a new home in the country? This farm has the scenic views and road access to make those dreams a reality! There are many opportunities to generate a return on your investment with this farm!

Improvements: Extensive tile drainage systems have been installed on the farm. Over 51,000 feet of tile! New pond with permanent cattle watering system installed in 2021.

CRP Information: 6.33 acres, due to expire September 30, 2031. Annual payment of \$1,301

Farm Data:

Cropland	195.70 acres
Non-crop	26.97 acres
CRP	6.33 acres
Ponds	<u>4.00 acres</u>
Total	233.00 acres

FSA Information:

	<u>Base</u>	<u>Yield</u>
Corn	87.88 acres	194 bushels
Soybeans	32.81 acres	49 bushels

Taxes: \$4,596

Property Location Map



Aerial Photo



Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CSR2
371D2	Sharpsburg-Nira silty clay loams, 9 to 14 percent slopes, eroded	47.82	20.79	57.0
76D2	Ladoga silt loam, 9 to 14 percent slopes, eroded	33.35	14.5	49.0
421D2	Gara-Bucknell complex, 9 to 14 percent slopes, moderately eroded	30.98	13.47	28.0
371C2	Sharpsburg-Nira silty clay loams, 5 to 9 percent slopes, eroded	26.77	11.64	83.0
545B	Zook-Ely-Gullied land complex, 2 to 5 percent slopes	19.62	8.53	64.0
8B	Judson silty clay loam, dissected till plain, 2 to 5 percent slopes	17.2	7.48	93.0
76C	Ladoga silt loam, dissected till plain, 5 to 9 percent slopes	15.1	6.57	80.0
Y192D2	Adair clay loam, dissected till plain, 9 to 14 percent slopes, eroded	11.99	5.21	16.0
470D2	Lamoni-Shelby complex, 9 to 14 percent slopes, moderately eroded	7.68	3.34	26.0
220	Nodaway silt loam, 0 to 2 percent slopes, occasionally flooded	7.27	3.16	82.0
579E3	Bucknell-Hedrick complex, 14 to 18 percent slopes, severely eroded	6.11	2.66	20.0
179F	Gara loam, 18 to 25 percent slopes	2.08	0.9	18.0
Y93E2	Shelby-Adair clay loams, dissected till plain, 14 to 18 percent slopes, eroded	1.11	0.48	28.0
W	Water	0.95	0.41	-
54+	Zook silt loam, 0 to 2 percent slopes, occasionally flooded, overwash	0.92	0.4	69.0
179E	Gara loam, dissected till plain, 14 to 18 percent slopes	0.55	0.24	37.0
273B	Olmitz loam, 2 to 5 percent slopes	0.4	0.17	89.0
248	Wabash silty clay loam, occasionally ponded, 0 to 2 percent slopes, occasionally flooded	0.05	0.02	37.0
TOTALS		229.97(*)	100%	55.71



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.