

LAND FOR SALE

**142.19± Acres, Fremont County, Iowa
Offered at \$1,194,396**

Highlights:

- Excellent grain farm with above county average CSR2
- 14,400 feet of farmable and grass backslope terraces installed



L-2300138

Property Location: From the intersection of Highway 59 and Highway 2 on the south side of Shenandoah, Iowa, take Highway 59 south one and three-quarters of a mile to the farm. The farm lies to the east of Highway 59.

Legal Description: 142.19 acres m/l located in the SW 1/4 of section 12 east of Highway 59 all in T68N R40W, Fisher Township, Fremont County, Iowa. Exact legal per abstract.



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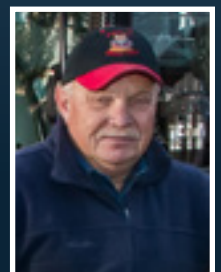
www.FarmersNational.com



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Property Information

Property Description: Excellent row crop grain farm located on Highway 59 directly south of Shenandoah, Iowa. Farm has 123.57 FSA crop acres with an average CSR2 of 75.5. The current tillable acres include 13.24 acres recently coming out of CRP enrollment. There are 14,400 feet of farmable and grass backslope terraces installed for a sizeable depreciable improvement amount. Excellent add-on farm or investor farm. Located in an area of good operators to choose from for a cash rent lease or custom operation. Located three miles from Green Plains ethanol plant.

Farm Data:

Cropland 123.57 acres
 Timber 18.62 acres
 Total 142.19 acres

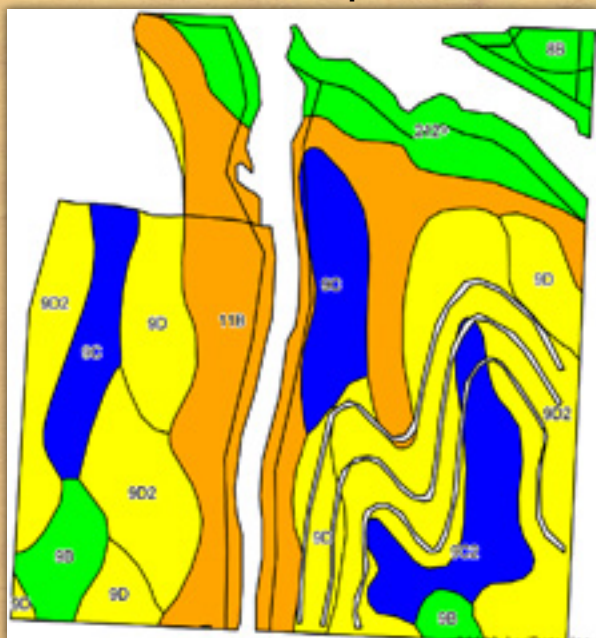
FSA Information:

	<u>Base</u>	<u>Yield</u>
Corn	55 acres	123 bushels
Soybeans	55 acres	37 bushels

Taxes (Estimated): \$3,990



Soil Map



FSA Map



Area Symbol: IA071, Soil Area Version: 29					
Code	Soil Description	Acres	Percent of field	CSR2 Legend	CSR2**
9D2	Marshall silty clay loam, 9 to 14 percent slopes, eroded	37.16	30.1%		61
11B	Colo-Judson silty clay loams, 0 to 5 percent slopes, occasionally flooded	32.25	26.1%		80
9D	Marshall silty clay loam, 9 to 14 percent slopes	15.26	12.3%		64
212+	Kennebec silt loam, 0 to 2 percent slopes, occasionally flooded, overwash	12.69	10.3%		91
9C	Marshall silty clay loam, 5 to 9 percent slopes	11.72	9.5%		89
9C2	Marshall silty clay loam, 5 to 9 percent slopes, eroded	8.16	6.6%		87
9B	Marshall silty clay loam, 2 to 5 percent slopes	4.91	4.0%		95
8B	Judson silty clay loam, deep loess, 2 to 5 percent slopes	1.42	1.1%		92
Weighted Average					75.5

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.