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FOR MORE INFO!**



LAND FOR SALE

80± Acres, Adams County, Iowa

**OFFERED AT
\$480,000**

Highlights:

- Easily accessible pasture farm right off of highway 34
- Fences in above average condition
- Three ponds

For additional information, please contact:

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Property Information

Directions to Property:

From the Nodaway, Iowa, intersection of US Highway 34 and County Road N28, travel east on US Highway 34 for one and one-half miles. The pasture is located to the southeast of the intersection of US Highway 34 and Chestnut Avenue.

Legal Description:

The North Half of the Southwest Quarter of Section 3, Except 23.6 acres more or less deeded for highway purposes: and Parcel A of the Northwest Quarter of the Southeast Quarter of Section 3, Township 71 North, Range 35 West of the 5th P.M., according to the recorded Plat of Survey filed at Book 117, Page 254, Adams County, Iowa. Legal description to be confirmed by Abstract.

Property Description:

Great opportunity to add some grass pasture to your cattle operation with building site/recreational potential in

southwest Adams County, Iowa! There are three ponds on this pasture, above average fences, and great access just off of US Highway 34!

Farm Data:

Cropland	6.22 acres
Pasture	<u>79.81 acres</u>
Total	86.03 acres

FSA Information:

	Base	Yield
Corn	4.10 acres	87 bushels
Soybeans	0.80 acres	29 bushels
Wheat	0.20 acres	34 bushels

Taxes:

- \$1,184

Price:

- \$480,000

Property Location



Aerial Map



Soils Map



Soils Description

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CSR2	CPI	NCCPI	CAP
545B	Zook-Ely-Gullied land complex, 2 to 5 percent slopes	27.13	34.26	64.0	0	7	2w
Y93E2	Shelby-Adair clay loams, dissected till plain, 14 to 18 percent slopes, eroded	20.51	25.9	28.0	0	60	4e
470D2	Lamoni-Shelby complex, 9 to 14 percent slopes, moderately eroded	14.82	18.71	26.0	0	68	4e
371C2	Sharpsburg-Nira silty clay loams, 5 to 9 percent slopes, eroded	11.63	14.68	83.0	0	82	3e
W	Water	1.8	2.27	-	0	-	-
222D	Clarinda silty clay loam, 9 to 14 percent slopes	1.72	2.17	13.0	0	57	4e
370B	Sharpsburg silty clay loam, 2 to 5 percent slopes	1.57	1.98	91.0	0	93	2e
TOTALS		79.18(*)	100%	48.31	-	45.78	3.11





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.