

L-2300257



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LAND FOR SALE

317.5± Acres, Montgomery County, Iowa

OFFERED AT
\$7,000 per Acre

Highlights:

- Whole farm CSR2 64.5
- 31,000 feet of grass-backed terraces installed with supporting tile

For additional information, please contact:

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Property Information

Directions to Property:

From the intersection of Highway 48 and Highway 34 in Red Oak, Iowa, take Highway 34 west five and one-half miles to County road M37. Take M37 south 4.7 miles to 235th Street. Take 235th east one-half mile to Boxelder Avenue at the southwest corner of farm. Farm lies to the east of Boxelder and to the north of 235th.

Legal Description:

SE1/4 of Section 4 and the NE1/4 of Section 9, except for parcel "A". All in T71N R39W West Township, Montgomery County, Iowa.

Property Description:

Productive higher-percent tillable grain farm in excellent farming area in southwest Iowa. This farm has extensive conservation work completed for a sizable depreciable improvement. Recent soil tests show the farm has been well-maintained from a fertility standpoint. Average OM - 3.8, PH - 6.2, K - 119, P - 39, CEC - 18.8.

Improvements:

One small grain bin. Current tenant has use of grain bin until June of 2024.

Taxes:

- \$8,850

Farm Data:

Cropland	279.1 acres
Non-crop	30.4 acres
Roads	6.0 acres
Buildings	2.0 acres
Total	317.5 acres

FSA Information:

	Base	Yield
Corn	98.5 acres	118 bushels
Oats	0.2 acres	49 bushels
Beans	118.9 acres	38 bushels

Soils Map



Soils Description

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CSR2	CPI	NCCPI	CAP
11B	Ackmore-Colo-Judson complex, 2 to 5 percent slopes	100.9 7	31.81	79.0	0	86	2w
9D2	Marshall silty clay loam, 9 to 14 percent slopes, eroded	60.43	19.04	61.0	0	87	3e
Z93D2	Shelby-Adair clay loams, deep loess, 9 to 14 percent slopes, eroded	50.36	15.86	38.0	0	68	3e
9C2	Marshall silty clay loam, 5 to 9 percent slopes, eroded	33.73	10.63	87.0	0	92	3e
Z24D2	Shelby clay loam, deep loess, 9 to 14 percent slopes, eroded	26.94	8.49	52.0	0	76	3e
99D2	Exira silty clay loam, 9 to 14 percent slopes, eroded	21.21	6.68	59.0	0	87	3e
9B	Marshall silty clay loam, 2 to 5 percent slopes	11.53	3.63	95.0	0	89	2e
Z192D2	Adair clay loam, deep loess, 9 to 14 percent slopes, eroded	11.25	3.54	14.0	0	64	4e
99D3	Exira silty clay loam, 9 to 14 percent slopes, severely eroded	1.04	0.33	52.0	0	79	4e
TOTALS		317.4 6(*)	100%	64.48	-	82.5	2.68

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