



Farmers  
National  
Company™

[www.FarmersNational.com](http://www.FarmersNational.com)

L-2400427



SCAN THE QR CODE  
FOR MORE INFO!



# LAND FOR SALE

177.67± Acres, Greene County, Iowa

PRICE REDUCED

**\$2,309,710**

## Highlights:

- Productive cropland with minimal margin acres
- Close to good grain markets and transportation routes
- Investor-quality acres in a good state of fertility

For additional information, please contact:

Richard E. Hickman, Broker | (402) 690-1423  
[RHickman@FarmersNational.com](mailto:RHickman@FarmersNational.com)

Adam Pick, AFM, Agent | (712) 210-3458  
[APick@FarmersNational.com](mailto:APick@FarmersNational.com)

# Property Information

## Directions to Properties:

2352 290th Street, Rippey, Iowa 50235. Located one-half of a mile east of the intersection of Highway 144 and 290th Street.

## Property Description:

Top-notch agricultural property located in an excellent farming area.

## Legal Description:

Part SW1/4SE1/4; Part NW1/4 SE1/4; SE1/4SE1/4; NE1/4SE1/4; SE1/4NE1/4; All located in Section 2-82N-29W, Greene County, Iowa. Tillable acres only.

## FSA Information:

	Base	Yield
Corn	86.7 acres	143 bushels
Soybeans	86.3 acres	42 bushels

## Farm Data:

Cropland	175.19 acres
Non-crop	<u>2.48 acres</u>
Total	177.67 acres

## Taxes (Estimated):

• \$7,180.00

## Property Location



## Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CSR2	CPI	NCCPI	CAP
L55	Nicollet loam, 1 to 3 percent slopes	41.57	23.56	91.0	0	85	1
L107	Webster clay loam, Bemis moraine, 0 to 2 percent slopes	38.94	22.07	88.0	0	84	2w
L138C2	Clarion loam, Bemis moraine, 6 to 10 percent slopes, moderately eroded	24.5	13.89	83.0	0	62	3e
L138B2	Clarion loam, Bemis moraine, 2 to 6 percent slopes, moderately eroded	20.53	11.64	85.0	0	69	2e
6	Okoboji silty clay loam, 0 to 1 percent slopes	14.56	8.25	59.0	0	76	3w
L138B	Clarion loam, Bemis moraine, 2 to 6 percent slopes	10.86	6.16	88.0	0	80	2e
733	Calco silty clay loam, 0 to 2 percent slopes, occasionally flooded	7.15	4.05	78.0	0	88	2w
L507	Canisteo clay loam, Bemis moraine, 0 to 2 percent slopes	6.05	3.43	87.0	0	81	2w
L638D2	Omsrud-Storden complex, Bemis moraine, 10 to 16 percent slopes, moderately eroded	5.5	3.12	53.0	0	63	4e
L638C2	Clarion-Storden complex, Bemis moraine, 6 to 10 percent slopes, moderately eroded	2.04	1.16	75.0	0	64	3e
L138C	Clarion loam, Bemis moraine, 6 to 10 percent slopes	1.59	0.9	84.0	0	76	3e
585B	Coland-Spillville complex, 1 to 5 percent slopes	1.57	0.89	74.0	0	92	2w
138D2	Clarion loam, 9 to 14 percent slopes, moderately eroded	1.54	0.87	50.0	0	71	3e
TOTALS		176.4(*)	100%	83.09	-	77.58	2.08

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.