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FOR MORE INFO!



LAND FOR SALE

303.04± Acres, Adair County, Iowa

OFFERED AT
\$1,969,500

Highlights:

- Excellent turn-key cow-calf and/or backgrounding cattle farm off a hard surface road!
- Cattle feedlot, 6-7 pens with ~120' of fence line bunk per pen, working shed covering tub and hydraulic chute.
- Alfalfa is only 2 years old with production acres ready to grow corn, beans or forage to fill the silage pit!



For additional information, please contact:

Clint Freund, Agent | (712) 243-4278

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Property Information

Directions to Property:

From Greenfield, Iowa, travel east 5 miles on Highway 92, farm is on the north side of Highway 92 and east of Riverside Avenue, or northeast of the Intersection of Highway 92 and Henry A. Wallace Dr.

Legal Description:

The Sfr1/2 of Section 7, Township 75 North, Range 30, West of the 5th P.M., Adair County, Iowa.

Property Description:

Excellent cattle farm for established or young cattle producers! Near new perimeter pasture fence, pasture divided into 2 paddocks, feedlot with 6 pens, with the ability to split one making 7 pens with approximately 120' of fenceline bunks per pen! The 800-capacity cattle feedlot was designed and built according to DNR/NRCS requirements and is currently considered a medium AFO and is not covered under a NPDES permit. Water is sourced from ponds on the farm with rural water available as a back-up. 60' x 40' cattle processing shed with tub and hydraulic squeeze chute will stay. Approximately 65' x 140' concrete floor bunker pit for silage, 64'x40' machine shed. Silage and hay bales are negotiable. Don't miss your opportunity to purchase a very well designed and functioning cattle farm with excellent access for semis and trailers right off a main highway!

Improvements:

Machine shed, cattle shed with tub and hydraulic squeeze chute. Near new perimeter pasture fence. Bunker pit. Continuous pipe fencing and oil pipe fencing in feedlot and corrals. Ritchie and Cobett waterers.

Tract 1

Building	Condition	Year	Comments
64'x40' machine shed	Fair	1980	Storage

Tract 2

Building	Condition	Year	Comments
6'x40' shed	Good	1994/2006	Cattle Processing Shed

Farm Data:

Cropland	45.06 acres
Hayland	66.03 acres
Pasture	146.00 acres
Non-crop	24.45 acres
Ponds	3.50 acres

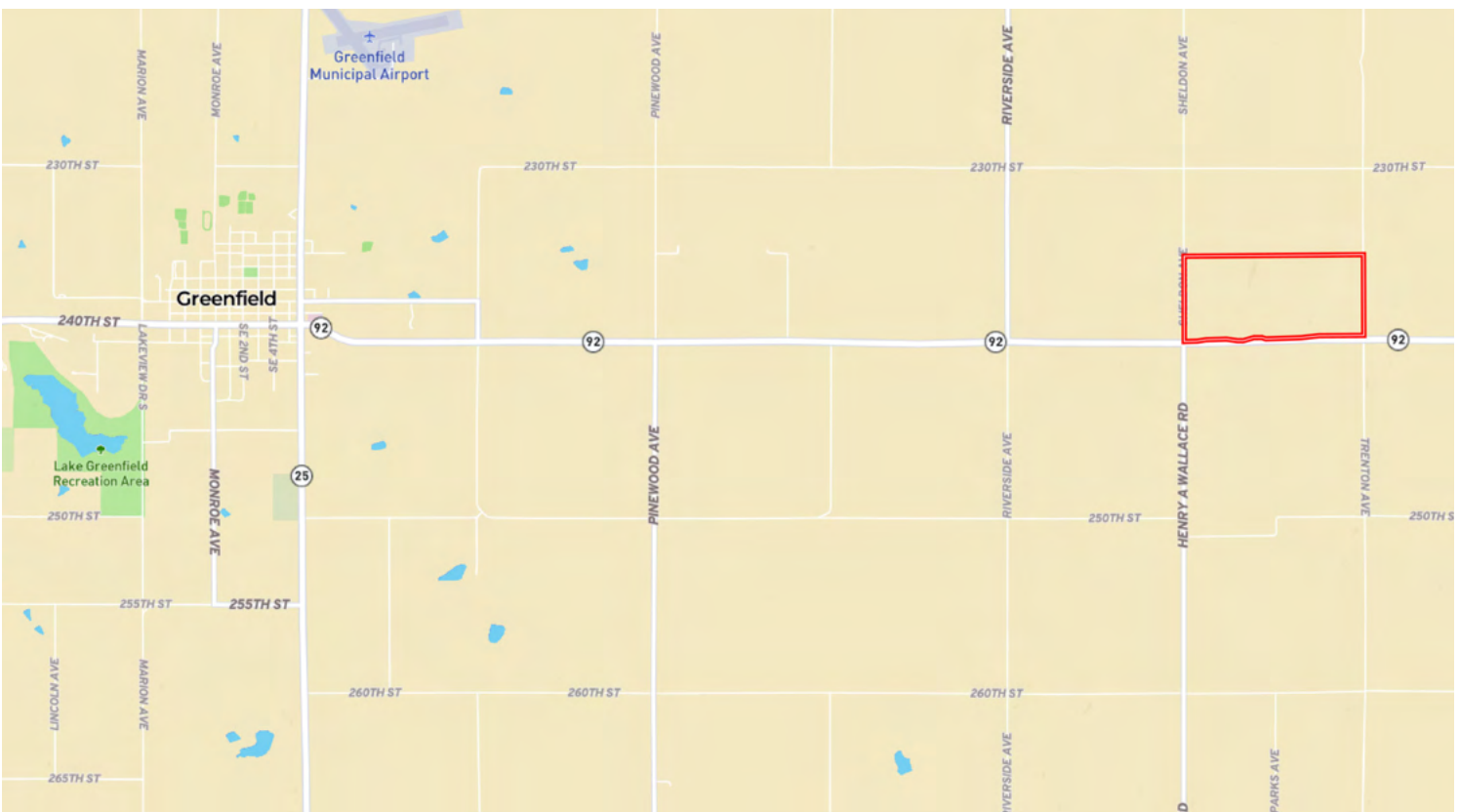
Buildings	Building Site/Cattle Lots/Bunker Silo	18
Total	303.04 acres	

FSA Information:

Tract 1	Base	Yield
Corn	96.00 acres	111 bushels
Grain Sorghum	3.10 acres	72 bushels
Soybeans	28.40 acres	36 bushels

Taxes: \$6,128.00

Location Map



Aerial Map



Soil Map



|  Boundary 306.69 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CSR2	CPI	NCCPI	CAP
Y24E2	Shelby clay loam, dissected till plain, 14 to 18 percent slopes, eroded	90.44	29.49	35.0	0	71	4e
370C2	Sharpsburg silty clay loam, 5 to 9 percent slopes, eroded	43.38	14.14	80.0	0	83	3e
287B	Zook-Colo-Ely silty clay loams, 2 to 5 percent slopes	32.75	10.68	78.0	0	78	2w
11B	Colo, occasionally flooded-Ely silty clay loams, dissected till plain, 2 to 5 percent slopes	18.37	5.99	80.0	0	87	2w
Y192D2	Adair clay loam, dissected till plain, 9 to 14 percent slopes, eroded	17.78	5.8	16.0	0	60	4e
Y93E2	Shelby-Adair clay loams, dissected till plain, 14 to 18 percent slopes, eroded	17.61	5.74	28.0	0	59	4e
822D2	Lamoni silty clay loam, 9 to 14 percent slopes, eroded	13.81	4.5	10.0	0	58	4e
54+	Zook silt loam, 0 to 2 percent slopes, occasionally flooded, overwash	12.29	4.01	69.0	0	63	2w
428B	Ely silty clay loam, dissected till plain, 2 to 5 percent slopes	9.69	3.16	88.0	0	95	2e
Y24D2	Shelby clay loam, dissected till plain, 9 to 14 percent slopes, eroded	8.67	2.83	49.0	0	75	3e
570C2	Nira silty clay loam, dissected till plain, 5 to 9 percent slopes, eroded	5.75	1.87	81.0	0	87	3e
370B	Sharpsburg silty clay loam, 2 to 5 percent slopes	5.03	1.64	91.0	0	91	2e
370D	Sharpsburg silty clay loam, 9 to 14 percent slopes	4.78	1.56	59.0	0	85	3e
Y24F2	Shelby clay loam, dissected till plain, 18 to 25 percent slopes, eroded	4.63	1.51	20.0	0	54	6e
Y93D2	Shelby-Adair clay loams, dissected till plain, 9 to 14 percent slopes, eroded	4.21	1.37	35.0	0	67	3e
822D	Lamoni silty clay loam, 9 to 14 percent slopes	3.62	1.18	15.0	0	72	4e
Y192C2	Adair clay loam, dissected till plain, 5 to 9 percent slopes, eroded	3.51	1.14	33.0	0	62	3e
133+	Colo silt loam, deep loess, 0 to 2 percent slopes, overwash, occasionally flooded	3.07	1.0	78.0	0	86	2w
Y24C2	Shelby clay loam, dissected till plain, 5 to 9 percent slopes, eroded	3.07	1.0	73.0	0	78	3e
W	Water	2.45	0.8	-	0	-	-
370C	Sharpsburg silty clay loam, 5 to 9 percent slopes	1.77	0.58	81.0	0	91	3e
370D2	Sharpsburg silty clay loam, 9 to 14 percent slopes, eroded	0.01	0.0	54.0	0	79	3e
TOTALS		306.69(*)	100%	51.92	-	73.25	3.25

