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C O M P A N Y

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L-2600557



LAND FOR SALE

154± Acres, Marshall County, Iowa

OFFERED AT
\$1,500,000

Highlights:

- Frontage on paved County Highway S57
- Less than 5 miles from grain elevator
- Creek flows through property



For additional information, please contact:

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Property Information

Property Description: Well located farm in northwest Marshall County features about 137 tillable acres, small pasture, and recreational possibilities resulting from creek bisecting property.

Directions to Property: From intersection of Canfield Avenue (County Highway S57) and 160th Street (County Highway E23) at Saint Anthony, travel north 4.75 miles where subject property begins north of 113th Street to the east. Traveling east of Canfield Avenue on 113th Street takes one past subject property for one half mile until reaching 105th Street. Subject also features one quarter mile of frontage along west side of 105th Street as one travels north of its intersection with 113th Street.

Legal Description: S1/2SW1/4NW1/4, NW1/4SW1/4, WEST FOURTEEN ACRES SW1/4SW1/4 OF SECTION FOUR AND N1/2NW1/4 OF SECTION NINE, ALL OF TOWNSHIP EIGHTY-FIVE (85) NORTH, RANGE TWENTY (20) WEST OF 5TH P.M.

Price: \$1,500,000

Taxes: \$4,926.00

Farm Data:

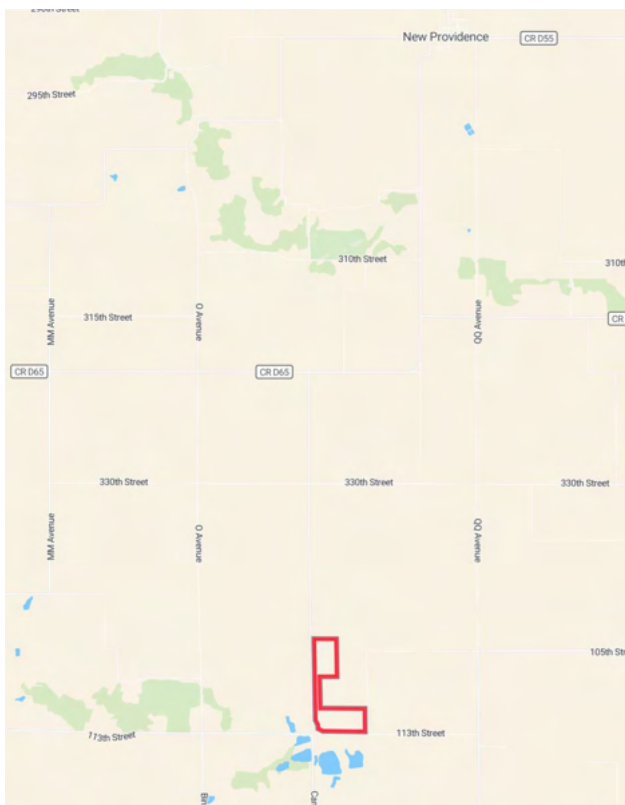
Cropland	136.73 acres
Pasture	4.82 acres
Non-Crop	12.45 acres
Total	154 acres

FSA Information:

Crops	Base	Yield
Corn	126.20 acres	161 bushels
Soybeans	15.35 acres	45 bushels

Comments: Reconstitution necessary as subject is part of larger farm at FSA

Location Map

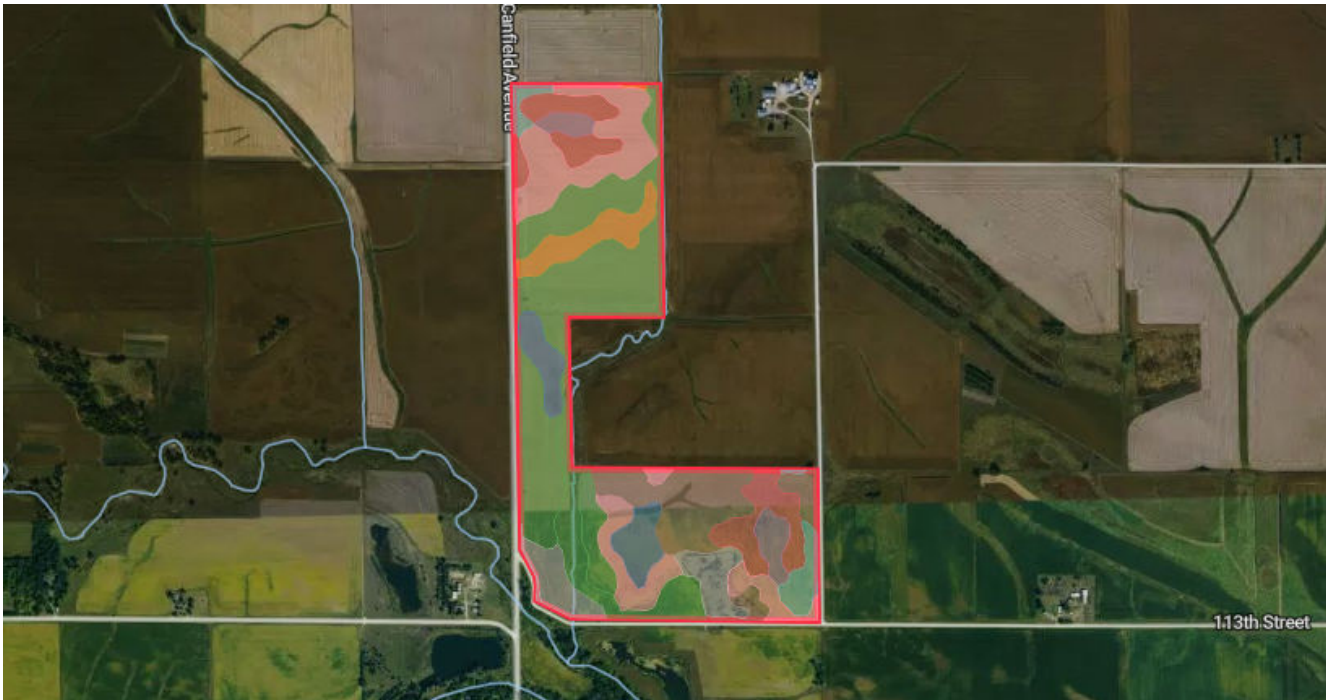


Aerial Map



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.

Soil Map



67.3/100 CSR2

	Code	Soil Description	% of Selection	Acres	Non-IRR Class	IRR Class	State Score (CSR2)
●	1226	Lawler loam, 0 to 2 percent slopes, rarely flooded	30.8%	43.6	2s	--	59
●	138...	Clarion loam, 9 to 14 percent slopes, moderately eroded	12.1%	17.2	3e	--	56
●	L138...	Clarion loam, Bemis moraine, 6 to 10 percent slopes,...	12.1%	17.1	3e	--	83
●	L138B	Clarion loam, Bemis moraine, 2 to 6 percent slopes	10.3%	14.6	2e	--	88
●	135	Coland clay loam, 0 to 2 percent slopes, occasionally flooded	6.2%	8.8	2w	--	76

*See Online maps for complete soil descriptions and classifications

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SCAN THE QR CODE
FOR MORE INFO!



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