

FARMERS NATIONAL COMPANY

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L-2600623

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LAND FOR SALE

105.56± Acres, Chickasaw County, Iowa

OFFERED AT
$12,500 per acre

Highlights:

- Productive Chickasaw county farm with established waterways
- Recently pattern tiled
- Good access driveways & close to grain market

For additional information, please contact:
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Property Information

Directions to Property: From Ionia, travel three-quarters of a mile south to 230th Street, then turn east and travel 2 miles. The land is located on the north side of the road.

Property Description: Good add-on farm featuring a high percentage of cropland acres and extensive tile drainage improvements.

Legal Description: Parcel 2018-48 in the East Half of the Southeast Quarter of Section 19 and Parcel 2018-49 in the Southwest Quarter of Section 20, all in Township 95 North, Range 13 West of the 5th P.M., Chickasaw County, Iowa, as described in Plat of Survey recorded as Document 2019-0060 commencing with the Root of Title.

Farm Data:

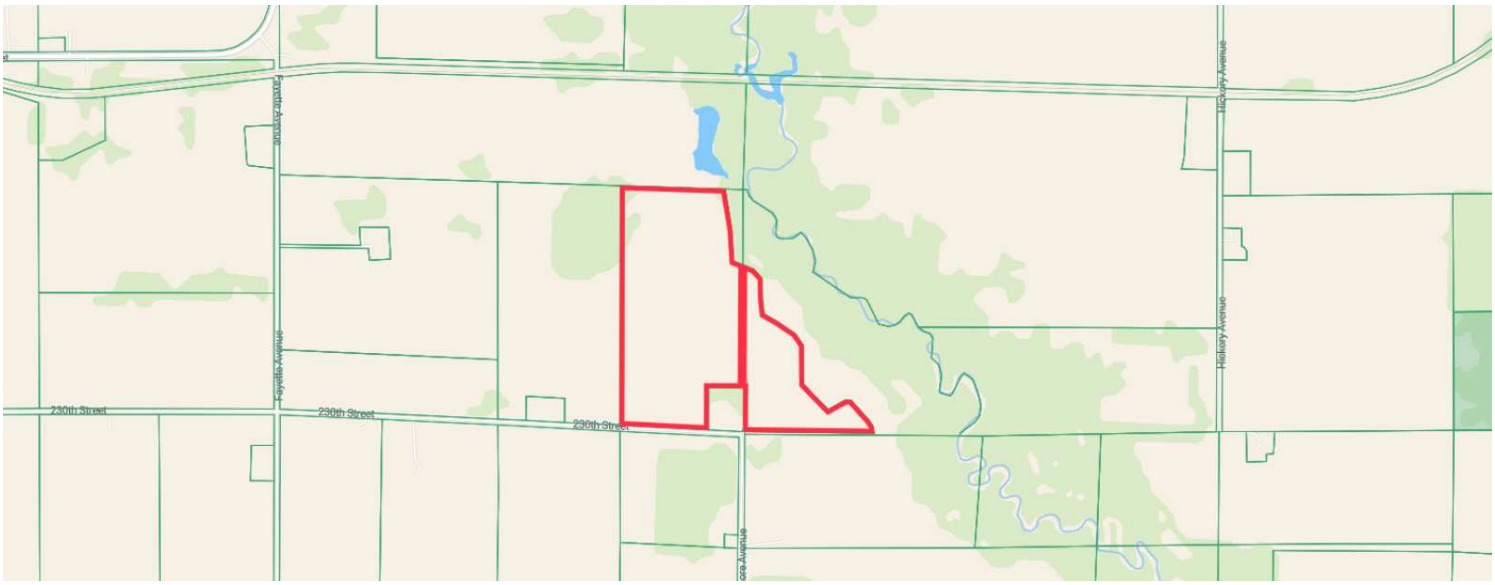
Cropland	102.78 acres
Other	2.78 acres
Total	105.56 acres

FSA Information:

Crop	Base	Yield
Corn	54.0 acres	144 bushels
Soybeans	38.2 acres	45 bushels

Price: $12,500 per acre **Taxes:** $1,519

Location Map



Aerial Map



Soil 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.

80/100 NCCPI **70.1**/100 CSR2

	Code	Soil Description	% of Selection	Acres	Non-IRR Class	IRR Class	State Score (CSR2)	NCCPI
	482B	Racine loam, 2 to 5 percent slopes	17.4%	18.4	2e	--	76	63.9
	777	Wapsie loam, 0 to 2 percent slopes	14.8%	15.6	2s	--	55	66.8
	84	Clyde clay loam, 0 to 3 percent slopes	14.1%	14.9	2w	--	88	90.7
	407B	Schley loam, 1 to 4 percent slopes	11.8%	12.5	2w	--	81	94.6
	626	Hayfield loam, 0 to 2 percent slopes, rarely flooded	11.2%	11.8	2s	--	53	81.3
	198B	Floyd loam, 1 to 4 percent slopes	9.7%	10.2	2w	--	89	88
	1152	Marshan clay loam, 0 to 2 percent slopes, rarely…	7.6%	8	2w	--	54	81.6
	1727	Udolpho loam, 0 to 2 percent slopes, rarely flooded	5.2%	5.5	2w	--	48	78
	1226	Lawler loam, 0 to 2 percent slopes, rarely flooded	4.2%	4.4	2s	--	59	86.8
	482…	Racine loam, 5 to 9 percent slopes, moderately eroded	3.1%	3.3	3e	--	76	88.2
	171B	Bassett loam, 2 to 5 percent slopes	0.6%	0.6	2e	--	85	87
	485	Spillville loam, 0 to 2 percent slopes, occasionally flooded	0.2%	0.2	2w	--	76	87.1
	1585	Spillville-Coland complex, 0 to 2 percent slopes,…	0.1%	0.1	5w	--	22	65.3

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