



For Sale: 225.84 Taxable Acres, ML  
Page Co, Near Coin, IA



***Call 641-333-2705 or visit [southwestiowaland.com](http://southwestiowaland.com)***

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# Lisle Farquhar Farm – Page Co., IA 225.84 Taxable Acres, ML

**Asking Price: \$2,425,000.00**

**Town:** Coin

**County:** Page

**State:** IA

**Taxes:** \$5,496.00 Annually (Page Co. Treasurer)

**Terms:** Cash, Payable at Closing

**Possession:** Upon Closing

**Land Use:** FSA reports 232.2 total farmland acres with 226.76 tillable. (Page Co. FSA)

**FSA Description:** Corn Base 78.25, 137 PLC Yield; Soybean Base 82.65, 43 PLC Yield. (Page Co. FSA)

**CSR Description:** CSR2- 69.2 (Surety Maps)

**Comments:** PPI is proud to Present the Lisle Farquhar Farm listing! Located in Page County, SW of Clarinda and close to Coin and College Springs. With this farms location it gives you multiple options to market grain. This 225-acre tract is 92% tillable and has a large amount of improvements completed on the farm, which should allow for a lower farm maintenance expense for a handful of years. Boasting a whole farm, 69.1 CSR2 it will produce year in and year out with the proper fertility management! Not a farmer? No problem! If you are an investor looking to add to your portfolio or even want to get started on owning land. This farm deserves a look with its potential ROI and strong soils. A long-term tenant is in place who would like to keep farming it, but it is open for 2025 if the new owner wishes to farm it themself. Closing will happen in calendar year 2025. Don't miss out on this "Elite" row crop farm in Page County!! Call Listing Agent, Brennan Kester, at 515-450-6030 for more details or to schedule a showing!

**Listing Agent:  
Brennan Kester  
515-450-6030**



**PPI, Inc. Office Location:  
500 W. Temple St  
Lenox, IA 50851**

Dan Zech, Broker/Owner  
Brennan Kester, Broker Assoc./Owner  
Mark Pearson, Agent/Owner



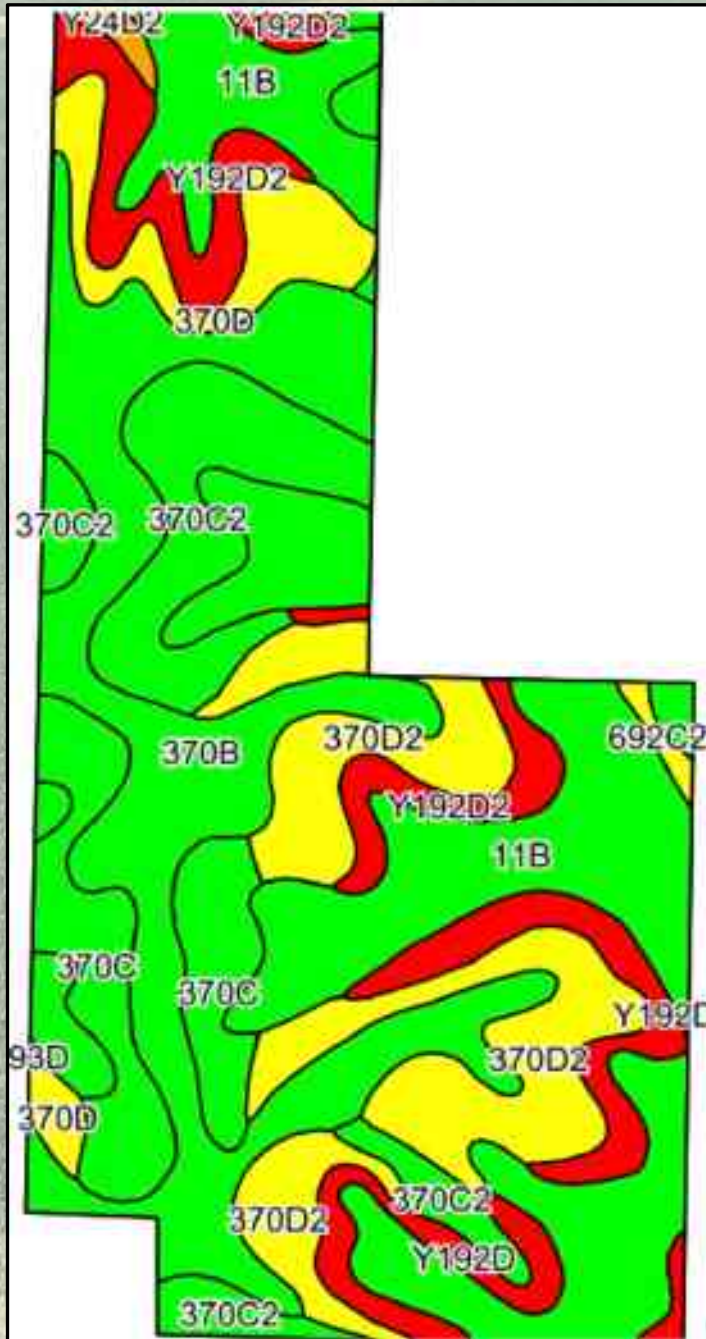
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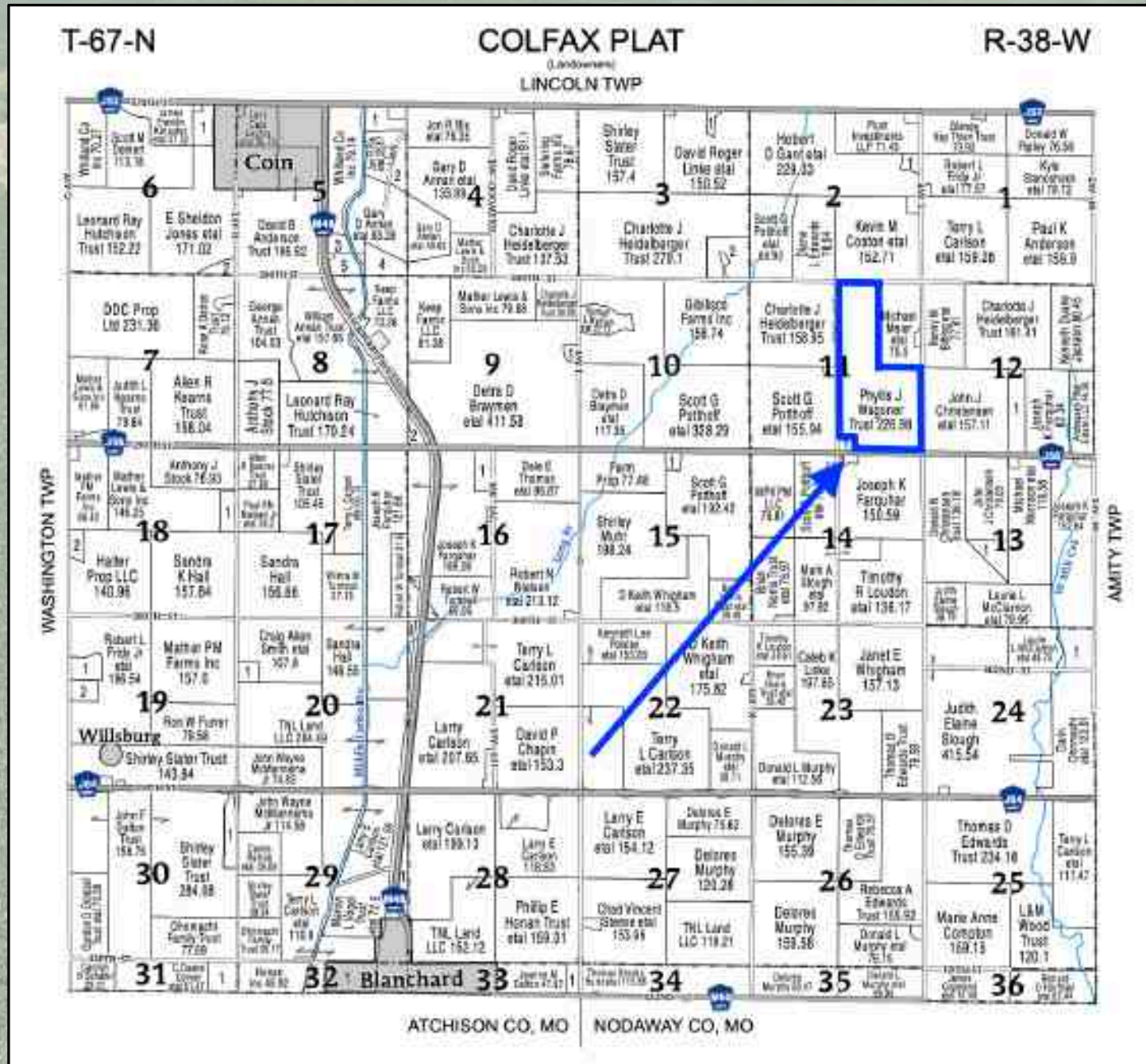
## 225.84 Taxable Acres, ML



Code	Soil Description	Acres	Percent of Total	CRS2 Legend	Soil Class. Co.	Y (Crop)	Y (Acre)	Y (Slope)	Y (Slope)	Y (Slope)	Y (Slope)	Y (Slope)	CRS2	CRS
11B	Chickadee silt clay loam, 0 to 5 percent slopes, occasionally flooded	80.91	35.8%	Green	1a	210.0	4.0	62.0	0.0	0.0	0.0	0.0	80	80
370D	Shenandoah silt clay loam, 2 to 5 percent slopes	47.75	21.1%	Green	1a	205.0	0.0	66.4	4.1	0.0	0.0	91	85	
370C2	Shenandoah silt clay loam, 8 to 14 percent slopes, wooded	32.47	14.4%	Yellow	1a	184.0	4.0	47.0	0.0	4.0	0.0	84	84	
370C	Shenandoah silt clay loam, 0 to 8 percent slopes, wooded	25.41	11.3%	Green	1a	200.0	0.0	60.4	0.0	0.0	0.0	80	80	
370C	Shenandoah silt clay loam, 0 to 2 percent slopes	18.34	8.1%	Green	1a	200.0	0.0	60.0	0.0	0.0	0.0	81	79	
370D2	Adair clay loam, flooded to part, 0 to 14 percent slopes, wooded	15.45	6.8%	Red	1a	0.0	0.0	0.0	0.0	0.0	0.0	10	10	
370D2	Adair clay loam, flooded to part, 0 to 14 percent slopes	13.28	5.9%	Red	1a	0.0	0.0	0.0	0.0	0.0	0.0	14	14	
370D	Shenandoah silt clay loam, 0 to 14 percent slopes	10.80	4.7%	Yellow	1a	180.0	0.0	50.0	0.0	0.0	0.0	80	80	
370C	Shenandoah silt clay loam, flooded to part, 0 to 14 percent slopes, wooded	1.18	0.5%	Orange	1a	0.0	0.0	0.0	0.0	0.0	0.0	40	40	
370C	Mayberry silt clay loam, 2 to 8 percent slopes, moderately wooded	0.90	0.4%	Yellow	1a	80.0	0.0	20.0	1.4	0.0	0.0	80	80	
370D2	Shenandoah silt clay loam, 0 to 14 percent slopes	0.15	0.1%	Purple	1a	140.0	0.0	40.0	0.0	0.0	0.0	30	30	
Weighted Average					2.80	170.0	4.0	91.0	0.0	0.0	0.0	80.0	79.0	

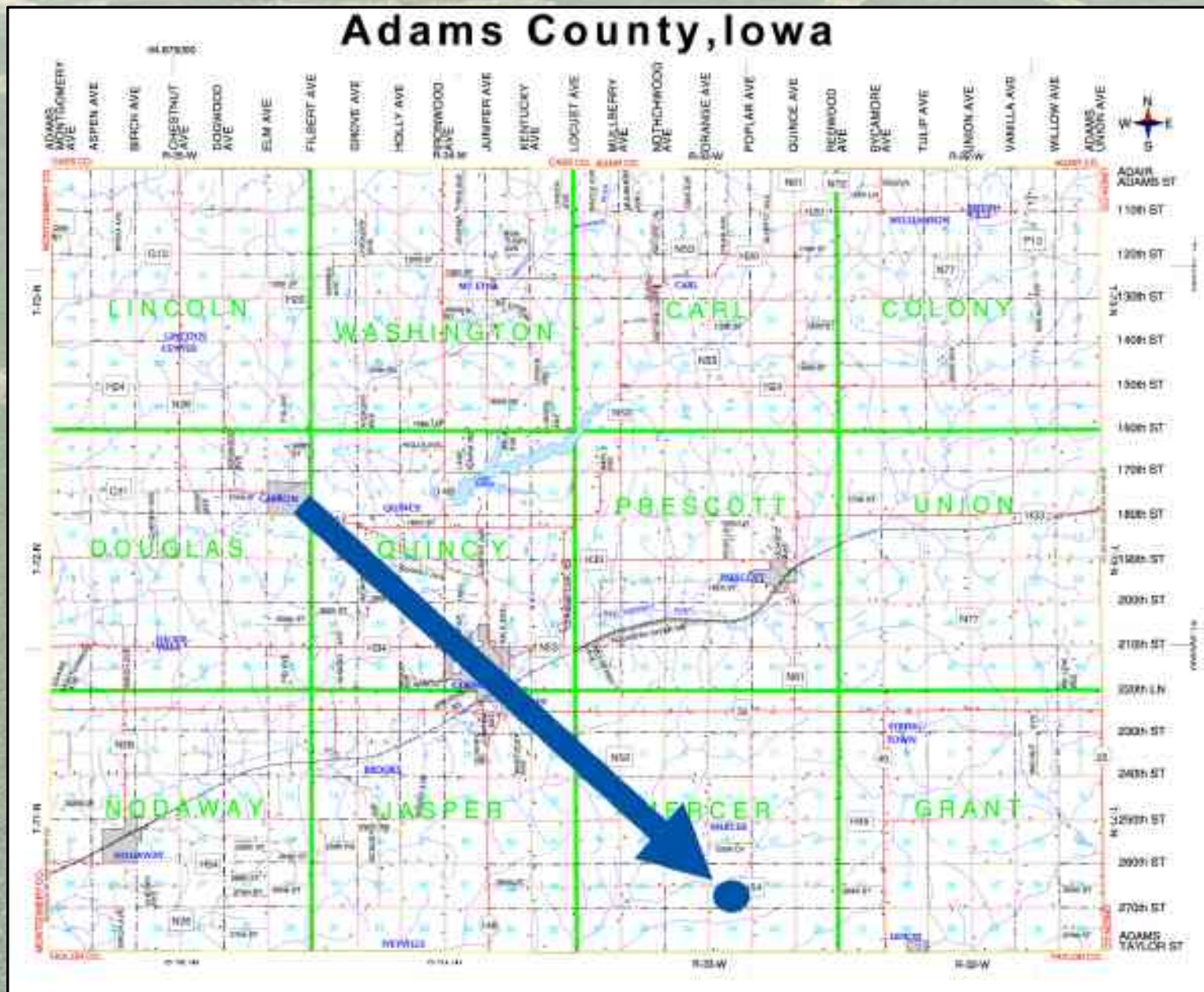


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