



For Sale: 197.67 Taxable Acres, ML
Near Lenox, Taylor Co., Iowa



EQUAL HOUSING
OPPORTUNITY

Call 641-333-2705 or visit southwestiowaland.com

The information contained in this prospectus was gathered from sources believed to be reliable. We do not guarantee this information and urge the prospective buyer to do further investigation on their own. PPI, Inc. is representing the Seller.



Porter Farm – Taylor Co. 197.67 Taxable Acres, ML

Asking Price: \$1,206,000.00

Town: Lenox

County: Taylor

Taxes: \$5,670 (Taylor Co. Treasurer)

Terms: Cash, Payable upon Closing

Possession: Upon Closing, may be subject to farm tenancy

Land Use: 195.67 total farmland acres, with 151.62 effective tillable acres and 15.13 acres in Conservation Reserve Program (CRP) (Taylor County FSA)

CRP Details: 15.13 Acres \$237.56/acre = \$3,594.00 annually, expires 9-2027 (FSA)

FSA Details: Corn Base Acres 1.7, 89 PLC Yield (Taylor County FSA)

CSR Description: CSR2 – 58.7 (Surety Maps)

Comments: Preferred Properties of Iowa, Inc., is proud to present the Porter Farm! Check out this very productive row crop farm in an extremely strong area near Lenox! This farm features some excellent soils while also providing a new owner the opportunity to add more acres with some clearing and clean up. This farm has excellent earning potential and would make a great addition to any portfolio or operation. Contact Listing Agent Brad Adamson today to schedule your private showing and see how this excellent farm property can earn for you!

Listing Agent:

Brad Adamson

641-202-3862

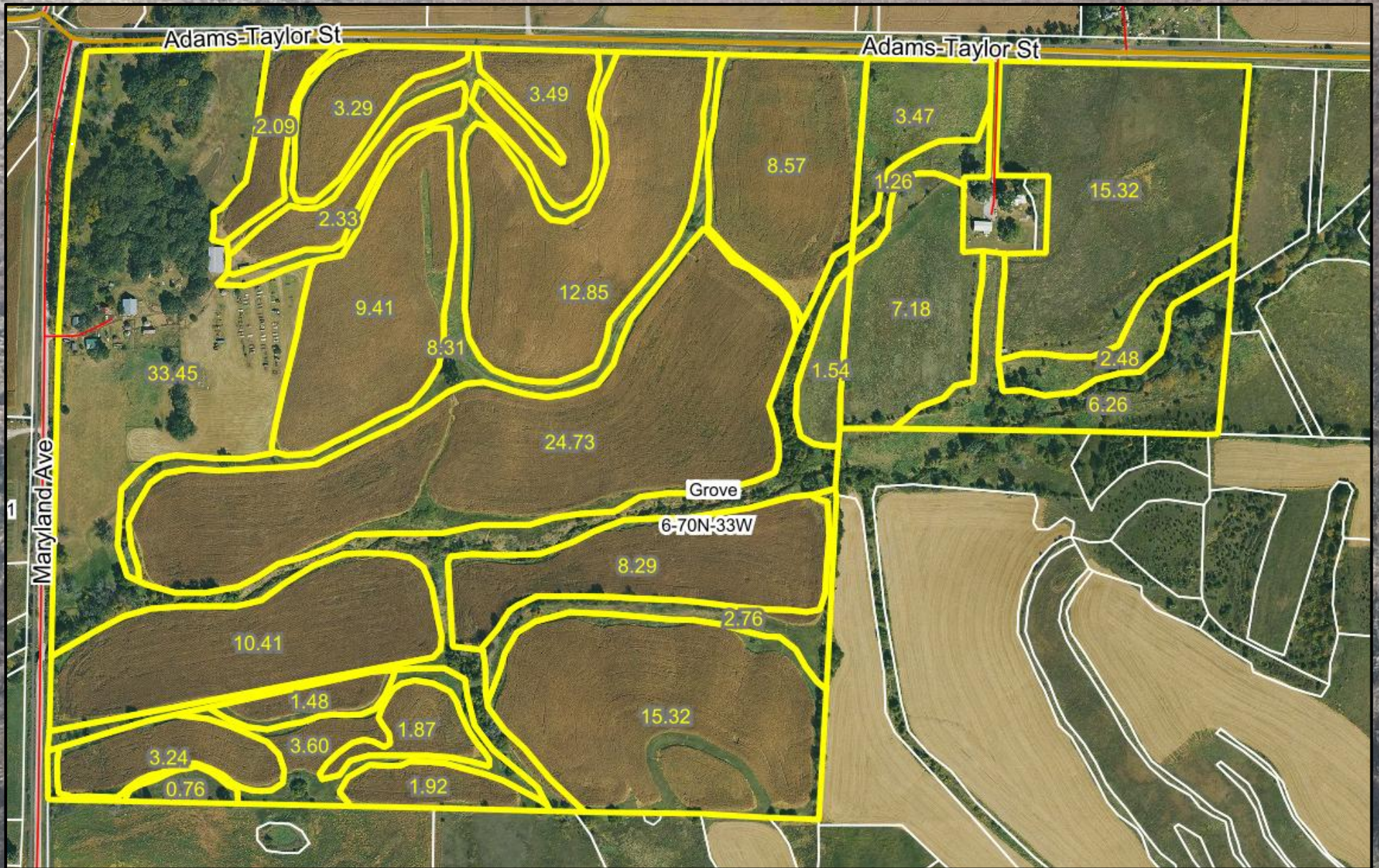


**PPI, Inc. Office Location:
500 W. Temple St
Lenox, IA 50851**

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

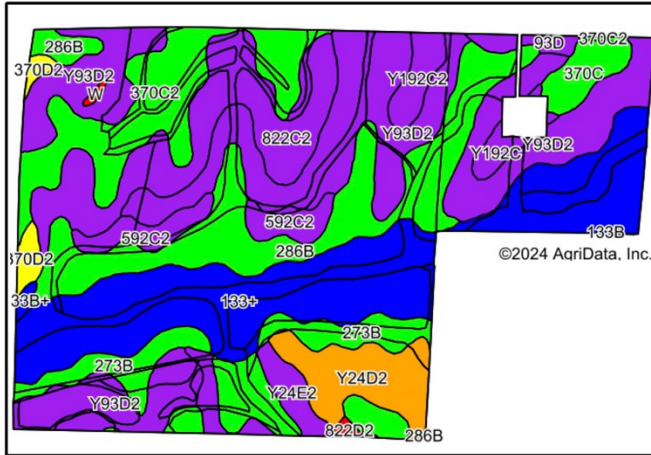


Porter Farm – Taylor Co. 197.67 Taxable Acres, ML





Porter Farm – Taylor Co. 197.67 Taxable Acres, ML



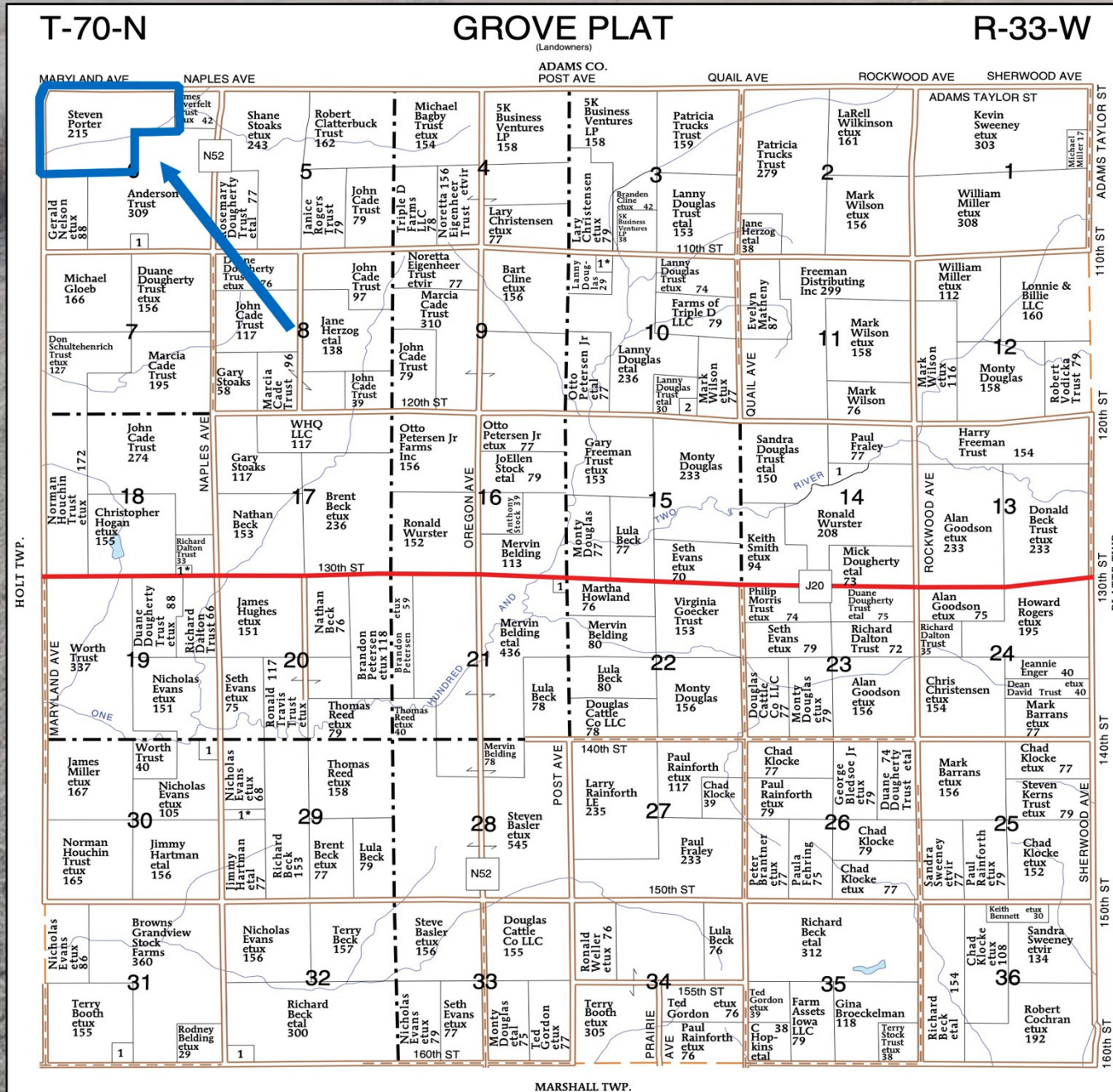
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class %	*1 Corn Bu	*1 Alfalfa Tons	*1 Soybeans Bu	CSR2**	*n NCCPI Overall
Y93D2	Shelby-Adair clay loams, dissected till plain, 9 to 14 percent slopes, eroded	47.85	24.5%		Ille	0.0	0.0	0.0	35	68
133+	Colo silt loam, deep loess, 0 to 2 percent slopes, overwash, occasionally flooded	41.08	21.0%		Ilw	204.8	4.3	59.4	78	85
286B	Colo-Judson-Nodaway complex, 0 to 5 percent slopes	28.94	14.8%		Ilw	216.0	4.5	62.6	80	88
822C2	Lamoni silty clay loam, 5 to 9 percent slopes, eroded	18.85	9.6%		Ille	129.6	3.4	37.6	32	61
370C2	Sharpsburg silty clay loam, 5 to 9 percent slopes, eroded	17.00	8.7%		Ille	204.8	5.7	59.4	80	82
133B+	Colo silt loam, dissected till plain, 2 to 5 percent slopes, overwash, occasionally flooded	0.44	0.2%		Ilw	196.8	4.1	57.1	73	83

continued

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class %	*1 Corn Bu	*1 Alfalfa Tons	*1 Soybeans Bu	CSR2**	*n NCCPI Overall
Y24D2	Shelby clay loam, dissected till plain, 9 to 14 percent slopes, eroded	8.77	4.5%		Ille	0.0	0.0	0.0	49	75
273B	Olmitz loam, 2 to 5 percent slopes	8.45	4.3%		Ile	224.0	6.3	65.0	89	96
592C2	Mystic silt loam, 5 to 9 percent slopes, moderately eroded	5.58	2.9%		Ille	115.2	3.0	33.4	30	70
Y24E2	Shelby clay loam, dissected till plain, 14 to 18 percent slopes, eroded	4.38	2.2%		IVe	0.0	0.0	0.0	35	69
370C	Sharpsburg silty clay loam, 5 to 9 percent slopes	3.53	1.8%		Ille	209.6	5.9	60.8	81	89
Y192C2	Adair clay loam, dissected till plain, 5 to 9 percent slopes, eroded	2.72	1.4%		Ille	0.0	0.0	0.0	33	63
570C2	Nira silty clay loam, dissected till plain, 5 to 9 percent slopes, eroded	2.55	1.3%		Ille	187.2	5.2	54.3	81	84
370D2	Sharpsburg silty clay loam, 9 to 14 percent slopes, eroded	1.84	0.9%		Ille	164.8	4.6	47.8	54	78
Y192C	Adair clay loam, dissected till plain, 5 to 9 percent slopes	1.58	0.8%		Ille	0.0	0.0	0.0	36	71
93D	Shelby-Adair complex, 9 to 14 percent slopes	1.53	0.8%		Ille	144.0	3.7	41.8	38	76
822D2	Lamoni silty clay loam, 9 to 14 percent slopes, eroded	0.38	0.2%		IVe	100.8	2.6	29.2	10	59
W	Water	0.21	0.1%			0.0	0.0	0.0	0	
Weighted Average					*	127.7	3	37	58.7	*n 77.3

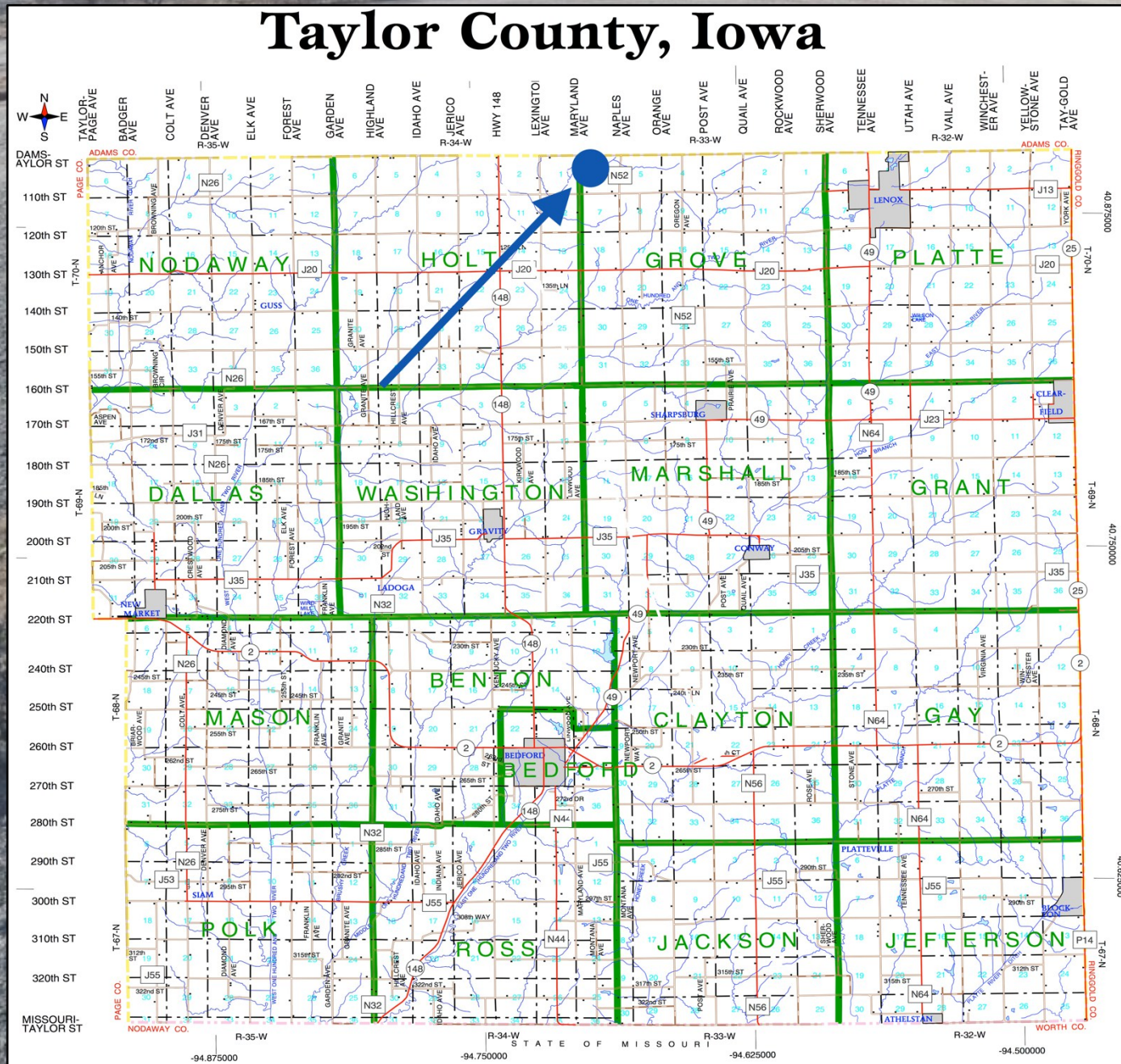


Porter Farm – Taylor Co. 197.67 Taxable Acres, ML





Porter Farm – Taylor Co. 197.67 Taxable Acres, ML





Porter Farm – Taylor Co. 197.67 Taxable Acres, ML

