



For Sale: 88.85 Taxable Acres, ML
Near Clarinda, Page County, IA



Call 641-333-2705 or visit southwestiowaland.com

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Shelton 88 Farm – Page Co. 88.85 Taxable Acres, ML

Asking Price: \$528,658.00

Town: Clarinda

State: IA

Taxes: \$1,164 (Page County Treasurer)

Terms: Cash, Payable at Closing

Possession: Upon Closing

Land Use: Of 86.39 farmland acres, 9.51 effective cropland acres, an estimated 40 acres of timber, and an estimated 38 acres of grass/pasture. (Page County FSA)

FSA Description: Oats base .40, 48 PLC Yield; Corn Base 2.8, 93 PLC Yield.
(Page County FSA)

CSR Description: CSR2 – 40.5 (Surety Maps)

Comments: Preferred Properties of Iowa is excited to present the Shelton Farm. This property is in a great location just 5.5 miles northeast of Clarinda, Iowa, with a great deer and turkey population. Currently being used for pasture grazing, the current renter would be very interested in renting it from the new owner if they wish - some of the acres could be converted into crop acres as well. For the outdoorsman, there are great locations to put in food plots and native grasses to promote wildlife usage and habitat. This is your chance to have a great hunting spot, close to town, that provides lodging, restaurants and stores, providing convenience for you get the job done in the woods. Call Listing Agent, Cole Winther, at 712-621-0966 today to learn more!



Listing Agent:
Cole Winther
712-621-0966

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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Page Co. Assessor's Property Boundary

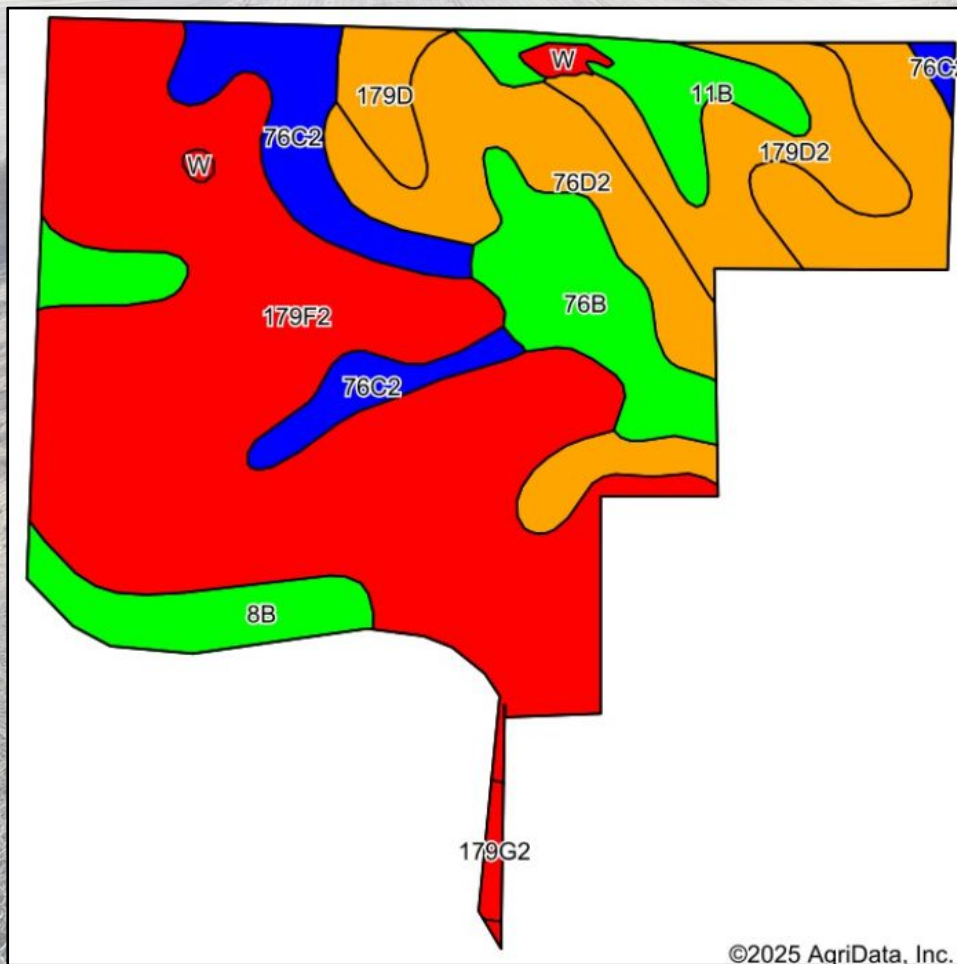
Page Co. FSA Property Boundary





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Soils Data

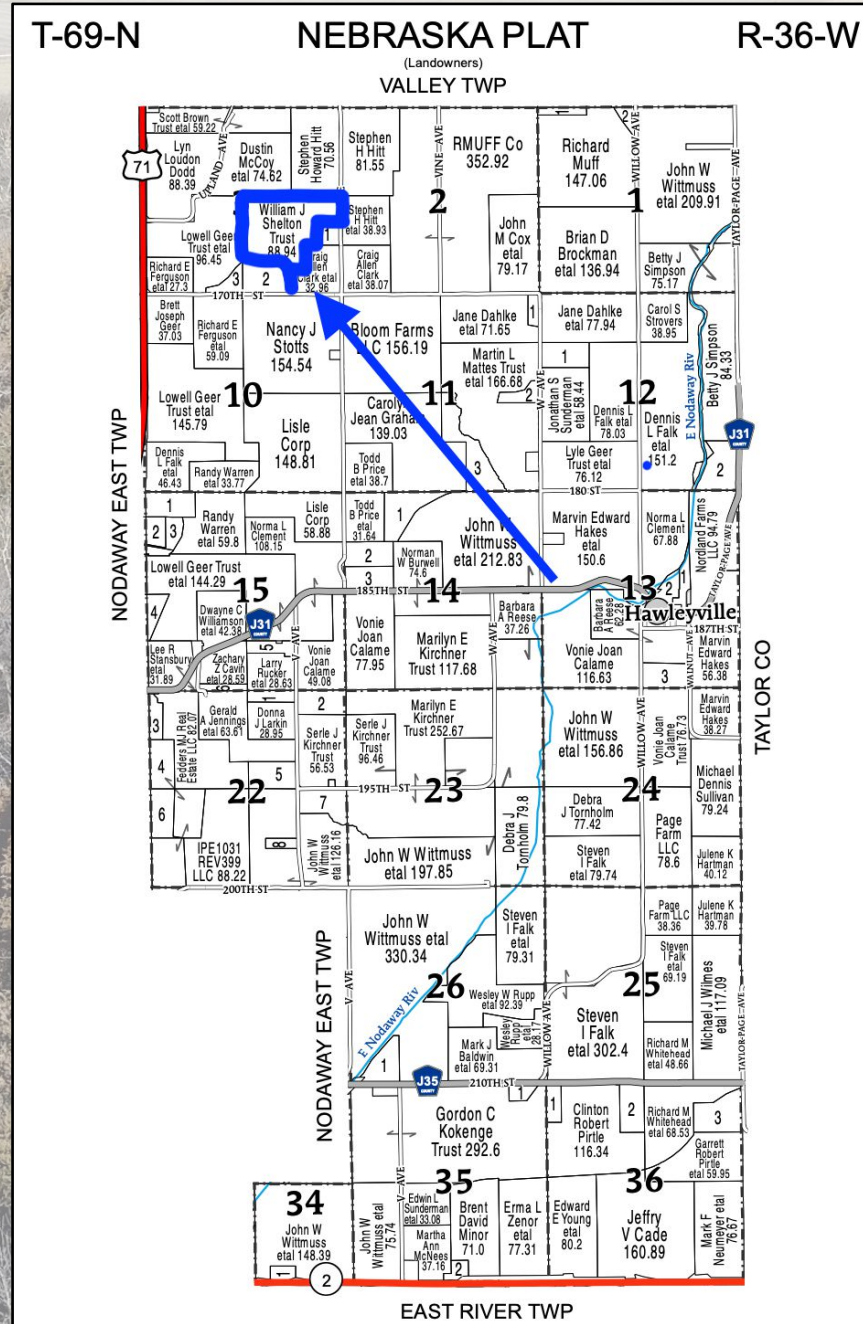


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Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	*i Corn Bu	*i Alfalfa Tons	*i Soybeans Bu	*i Bluegrass Tons	*i Tall Grasses Tons	CSR2**	CSR
179F2	Gara loam, dissected till plain, 18 to 25 percent slopes, eroded	42.11	48.4%		Vile	115.2	3.2	33.4	2.1	3.5	16	13
76D2	Ladoga silt loam, 9 to 14 percent slopes, eroded	14.36	16.5%		IIle	163.2	4.6	47.3	2.9	4.9	49	50
76C2	Ladoga silt loam, dissected till plain, 5 to 9 percent slopes, eroded	6.91	7.9%		IIle	192.0	5.4	55.7	3.5	5.8	75	60
179D2	Gara loam, dissected till plain, 9 to 14 percent slopes, eroded	6.21	7.1%		IVe	163.2	4.6	47.3	2.9	4.9	43	43
76B	Ladoga silt loam, 2 to 5 percent slopes	5.83	6.7%		Ile	212.8	6.0	61.7	3.8	6.4	86	77
8B	Judson silty clay loam, dissected till plain, 2 to 5 percent slopes	5.26	6.0%		Ile	230.4	6.5	66.8	4.1	6.9	93	84
11B	Colo-Judson silty clay loams, 0 to 5 percent slopes, occasionally flooded	3.53	4.0%		IIlw	216.0	4.5	62.6	3.9	6.5	80	65
179D	Gara loam, dissected till plain, 9 to 14 percent slopes	2.02	2.3%		IVe	168.0	4.7	48.7	3.0	5.0	49	45
W	Water	0.56	0.6%			0.0	0.0	0.0	0.0	0.0	0	0
179G2	Gara loam, 25 to 40 percent slopes, eroded	0.47	0.5%		VIIe	96.0	2.7	27.8	1.7	2.9	5	5
Weighted Average					*.	150.5	4.2	43.6	2.7	4.5	40.5	36.2

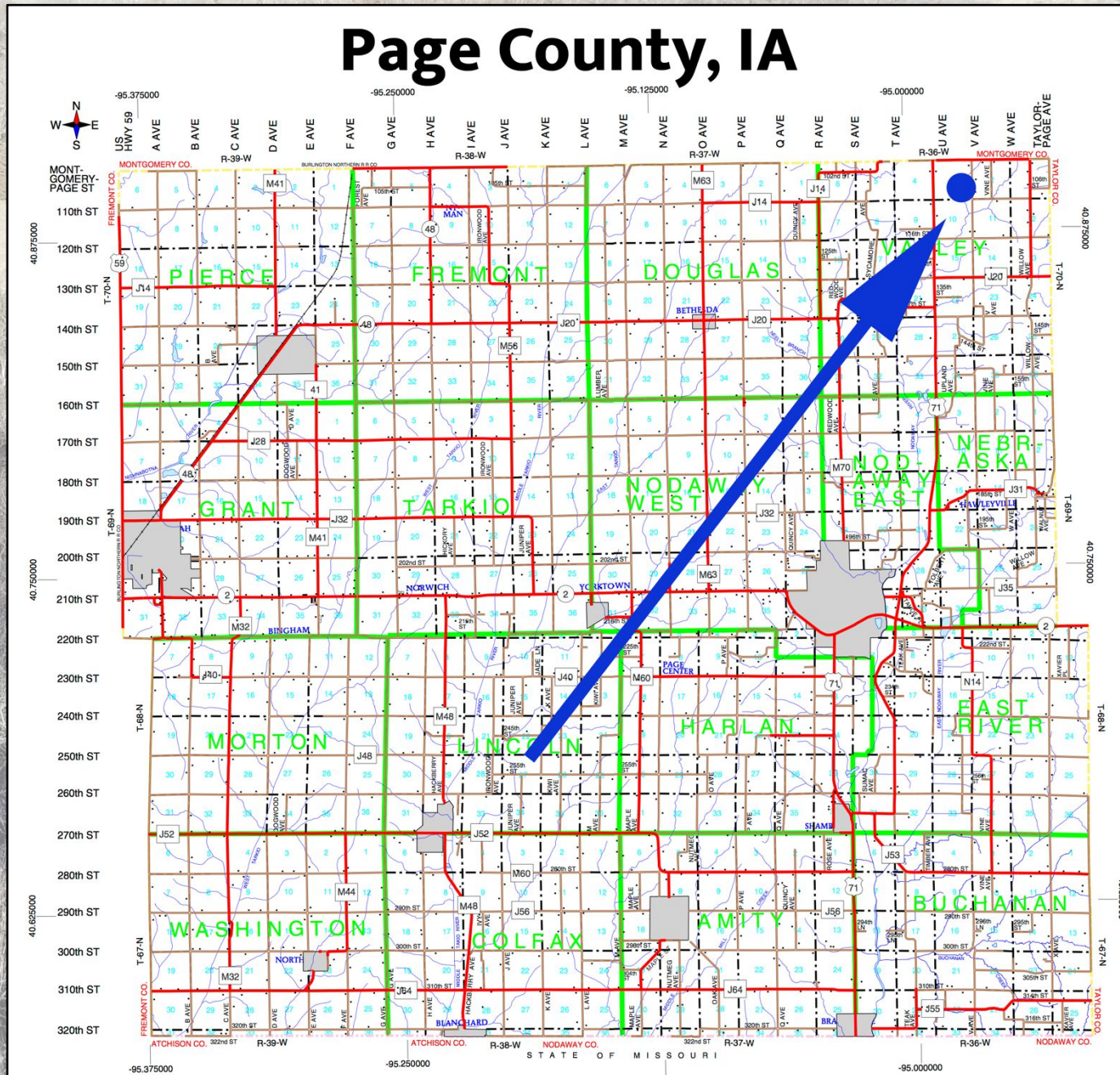


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