



**For Sale: 66 Taxable Acres, ML
Montgomery Co., near Villisca, IA**



Call 641-333-2705 or visit southwestiowaland.com

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Gourley Farms – Tract 3 – Montgomery Co. 66 Taxable Acres, ML

Asking Price: \$395,000.00

Town: Villisca

County: Montgomery

State: IA

Taxes: TBD Following Survey

Terms: Cash, Payable at Closing

Possession: At Closing

Land Use: An estimated 35 acres of pasture with the remainder in timber.

CSR Description: CSR2- 58.6 (Surety Maps)

Comments: Preferred Properties of Iowa, Inc, is proud to present Tract 3 of the Gourley Farms! This is an excellent pasture farm that also features some nice mature timber and several nice ponds. With a location just off of US Hwy 71 North of Villisca, this would be a gorgeous acreage on the hill with breathtaking country landscapes with nice trees for seclusion and aesthetics. This property truly must be seen to be fully appreciated. Contact Listing Agent, Tom Miller, at 712-621-1281 to learn more!

Listing Agent:
Tom Miller
712-621-1281

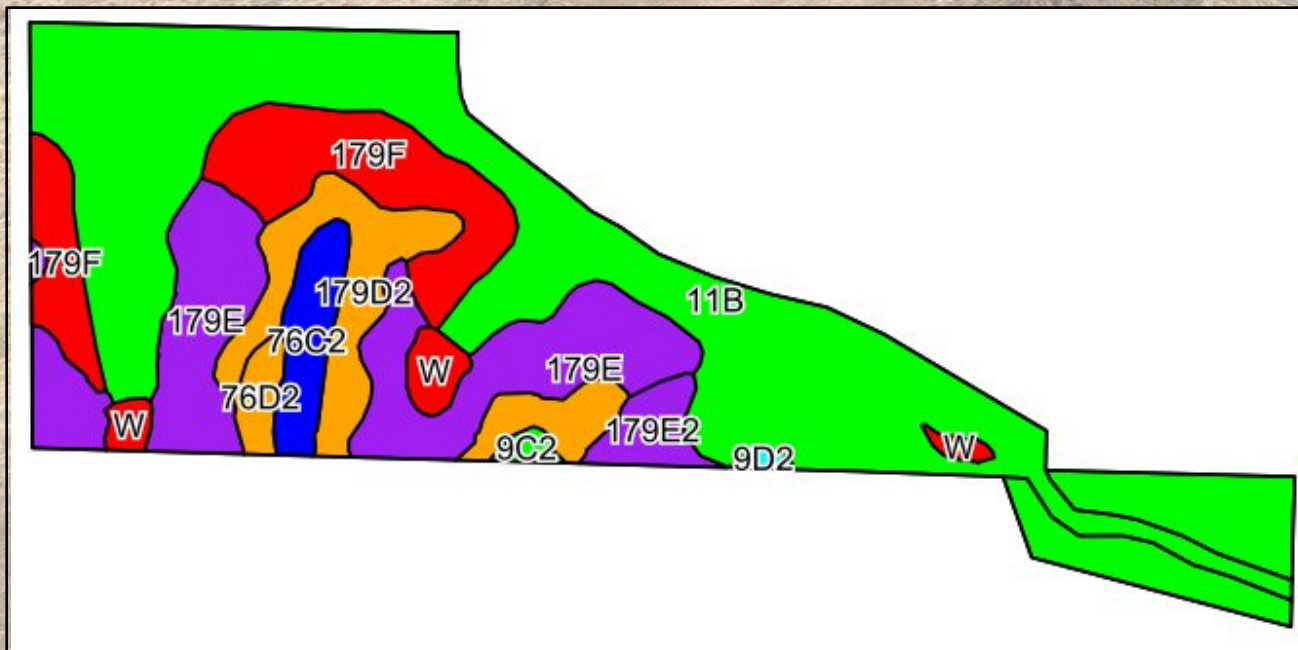


PPI, Inc. Office Location:
500 W. Temple St
Lenox, IA 50851

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



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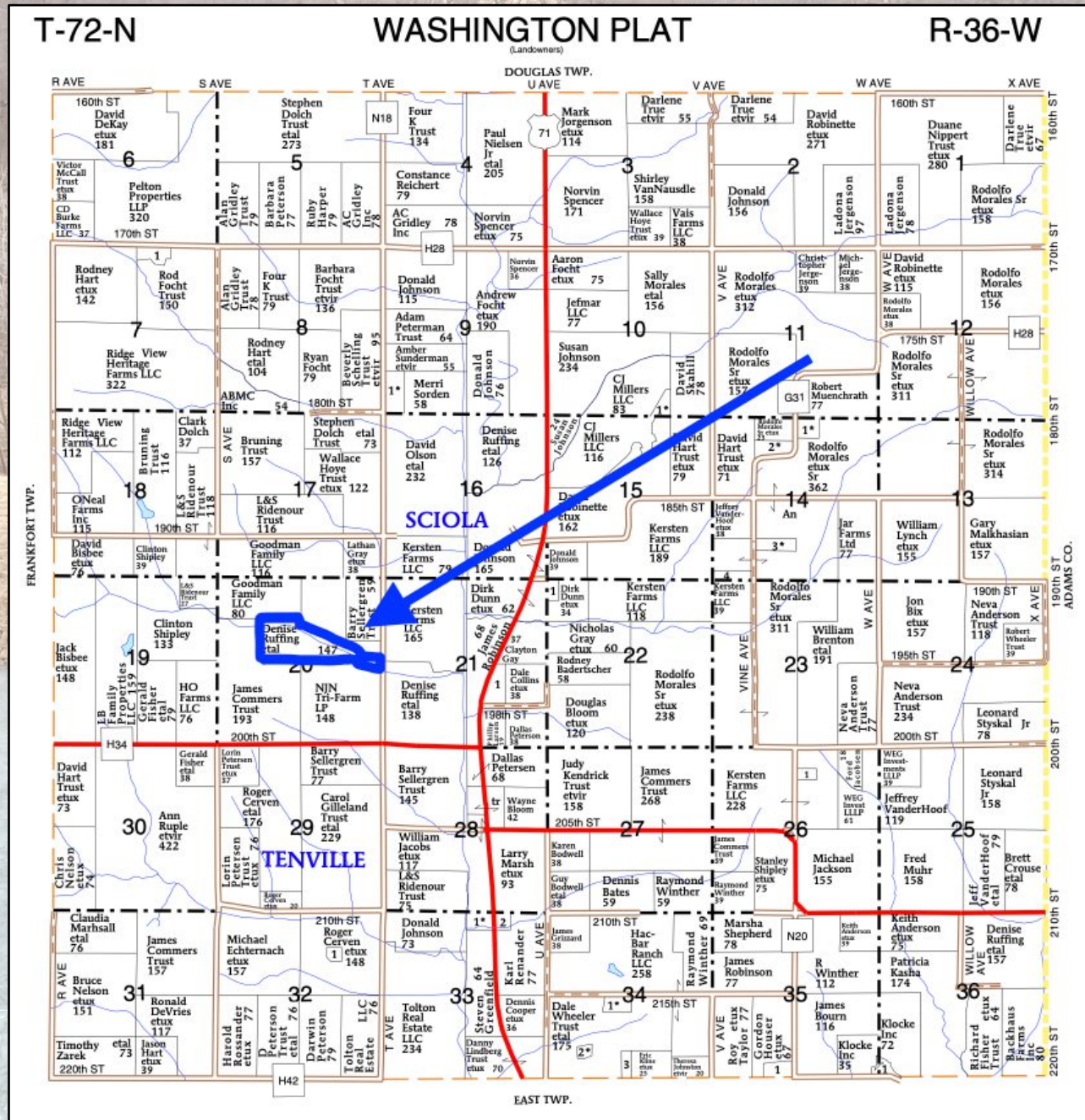


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Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	*i Corn Bu	*i Alfalfa Tons	*i Soybeans Bu	*i Bluegrass Tons	*i Tall Grasses Tons	CSR2**	CSR
11B	Ackmore-Colo-Judson complex, 0 to 5 percent slopes	35.53	51.3%		Ilw	200.0	4.2	58.0	3.6	6.0	81	68
179E	Gara loam, dissected till plain, 14 to 18 percent slopes	12.41	17.9%		Vle	144.0	4.0	41.8	2.6	4.3	37	35
179F	Gara loam, 18 to 25 percent slopes	8.31	12.0%		Vle	120.0	3.4	34.8	2.2	3.6	18	15
179D2	Gara loam, dissected till plain, 9 to 14 percent slopes, eroded	6.26	9.0%		IVe	163.2	4.6	47.3	2.9	4.9	43	43
76C2	Ladoga silt loam, dissected till plain, 5 to 9 percent slopes, eroded	2.22	3.2%		Ille	192.0	5.4	55.7	3.5	5.8	75	62
W	Water	1.58	2.3%			0.0	0.0	0.0	0.0	0.0	0	0
179E2	Gara loam, dissected till plain, 14 to 18 percent slopes, eroded	1.49	2.2%		Vle	139.2	3.9	40.4	2.5	4.2	32	33
76D2	Ladoga silt loam, 9 to 14 percent slopes, eroded	0.92	1.3%		Ille	163.2	4.6	47.3	2.9	4.9	49	52
9C2	Marshall silty clay loam, 5 to 9 percent slopes, eroded	0.32	0.5%		Ille	211.2	5.9	61.2	3.8	6.3	87	68
9D2	Marshall silty clay loam, 9 to 14 percent slopes, eroded	0.21	0.3%		Ille	177.6	5.0	51.5	3.2	5.3	61	58
Weighted Average					*-	170.4	4.1	49.4	3.1	5.1	58.6	50.7



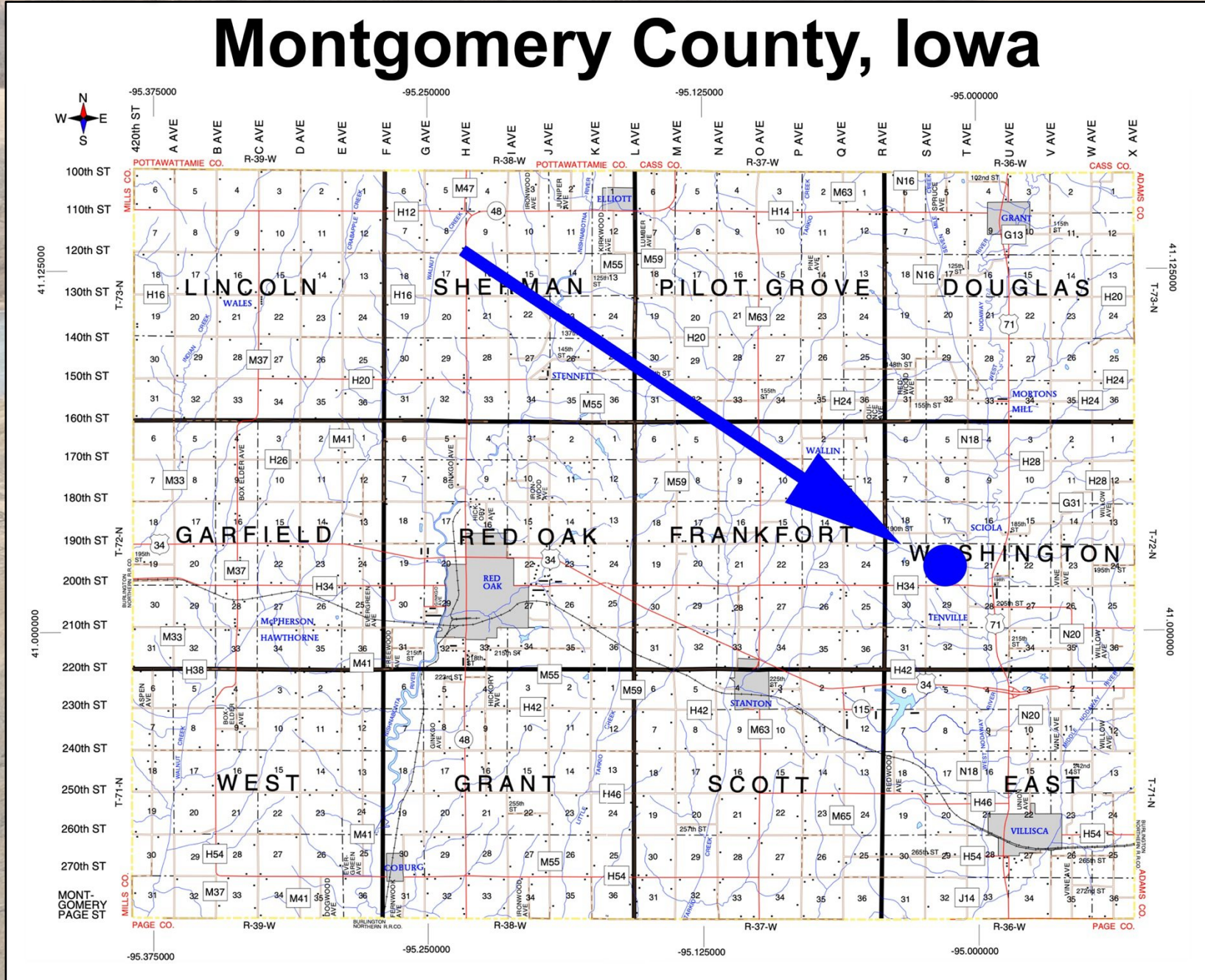
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Montgomery County, Iowa





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