



For Sale: 126.39 Taxable Acres, ML
Montgomery Co., near Villisca, IA



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Gourley Farms – Tract 2 – Montgomery Co. 126.29 Taxable Acres, ML

Asking Price: \$1,510,000.00

Town: Villisca

County: Montgomery

State: IA

Taxes: \$5,326 annual (Montgomery County Treasurer)

Terms: Cash, Payable at Closing

Possession: At Closing

Land Use: Of 122.83 farmland acres, 121.41 effective cropland acres (FSA)

FSA Description: Oats Base Acres 4.06, 50.0 PLC Yield; Corn Base Acres 78.7, 127.0 PLC Yield;
Soybeans Base Acres 32.9, 44.0 PLC Yield (FSA)

CSR Description: CSR2- 79.7 (Surety Maps)

Comments: Brand new listing! Check back for updated comments or contact Listing Agent, Tom Miller, at 712-621-1281 to learn more!

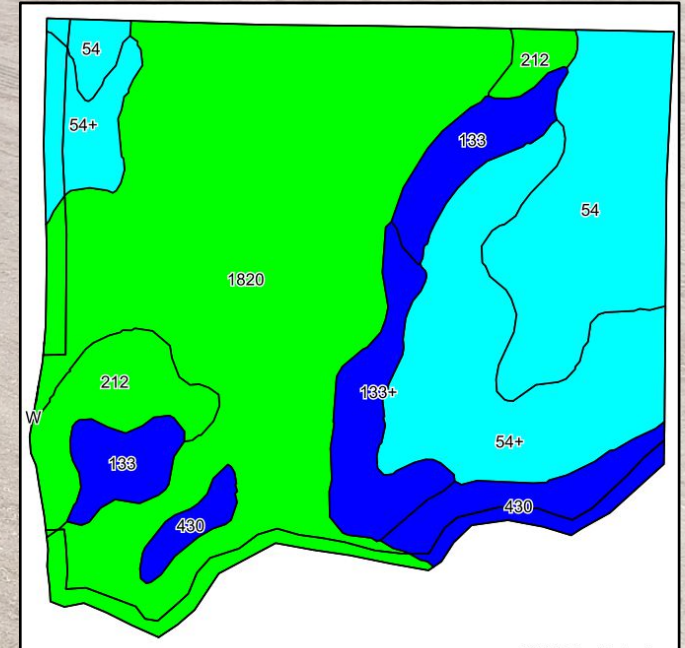
Listing Agent:
Tom Miller
712-621-1281



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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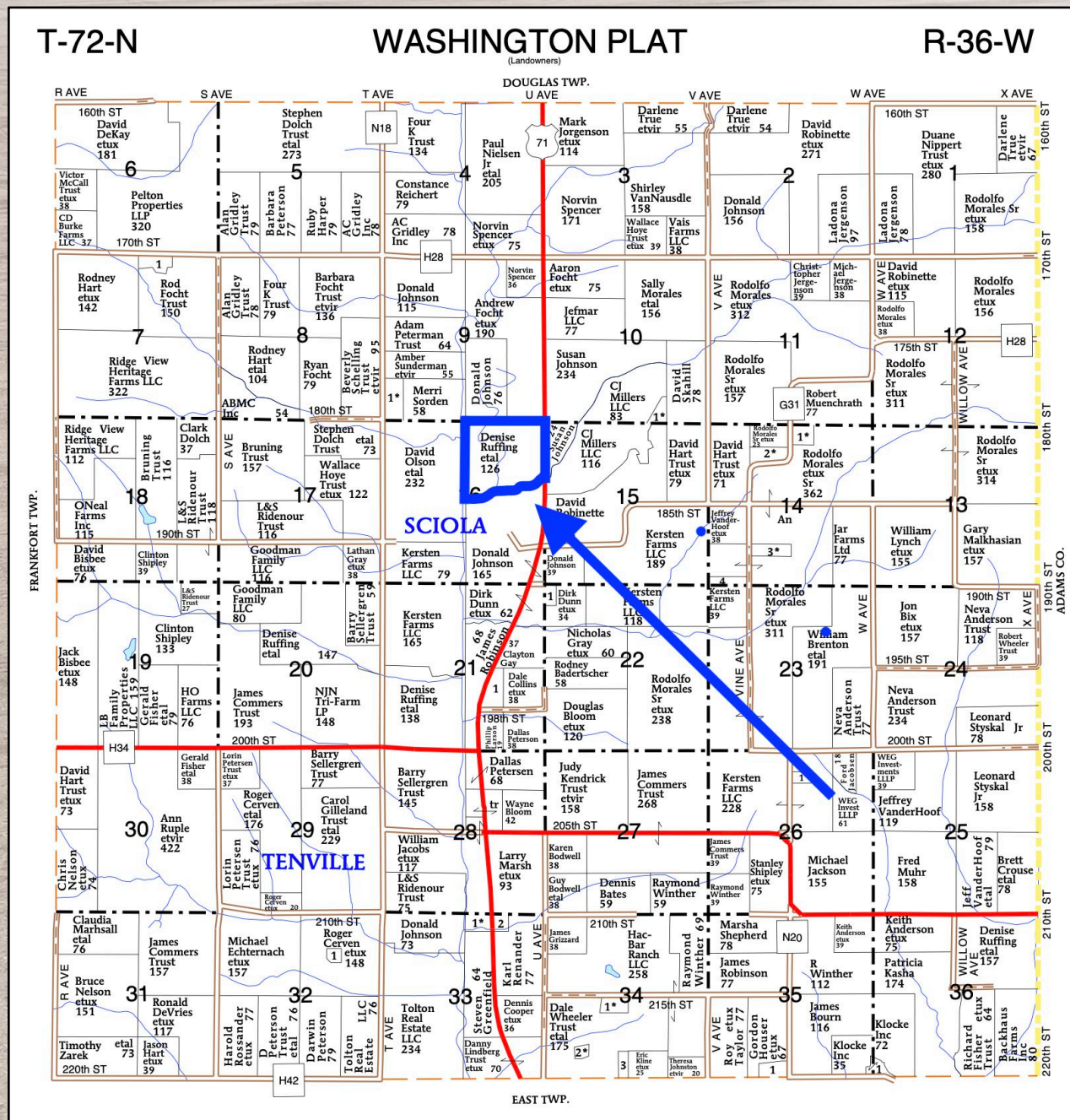


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Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	*i Corn Bu	*i Alfalfa Tons	*i Soybeans Bu	*i Bluegrass Tons	*i Tall Grasses Tons	CSR2**	CSR
1820	Dockery-Quiver silt loams, 0 to 2 percent slopes, occasionally flooded	56.97	46.4%		llw						87	
54+	Zook silt loam, 0 to 2 percent slopes, occasionally flooded, overwash	22.05	18.0%		llw	177.6	3.7	51.5	3.2	5.3	69	75
54	Zook silty clay loam, 0 to 2 percent slopes, occasionally flooded	17.30	14.1%		llw	185.6	3.9	53.8	3.3	5.6	67	70
212	Kennebec silt loam, 0 to 2 percent slopes, occasionally flooded	7.14	5.8%		lw	228.8	6.4	66.4	4.1	6.9	91	86
133	Colo silty clay loam, deep loess, 0 to 2 percent slopes, occasionally flooded	7.01	5.7%		llw	204.8	4.3	59.4	3.7	6.1	78	80
430	Ackmore silt loam, 0 to 2 percent slopes, occasionally flooded	6.54	5.3%		llw	203.2	4.3	58.9	3.7	6.1	77	83
133+	Colo silt loam, deep loess, 0 to 2 percent slopes, overwash, occasionally flooded	5.82	4.7%		llw	204.8	4.3	59.4	3.7	6.1	78	85
Weighted Average					1.94	103.5	2.3	30	1.9	3.1	79.7	*-



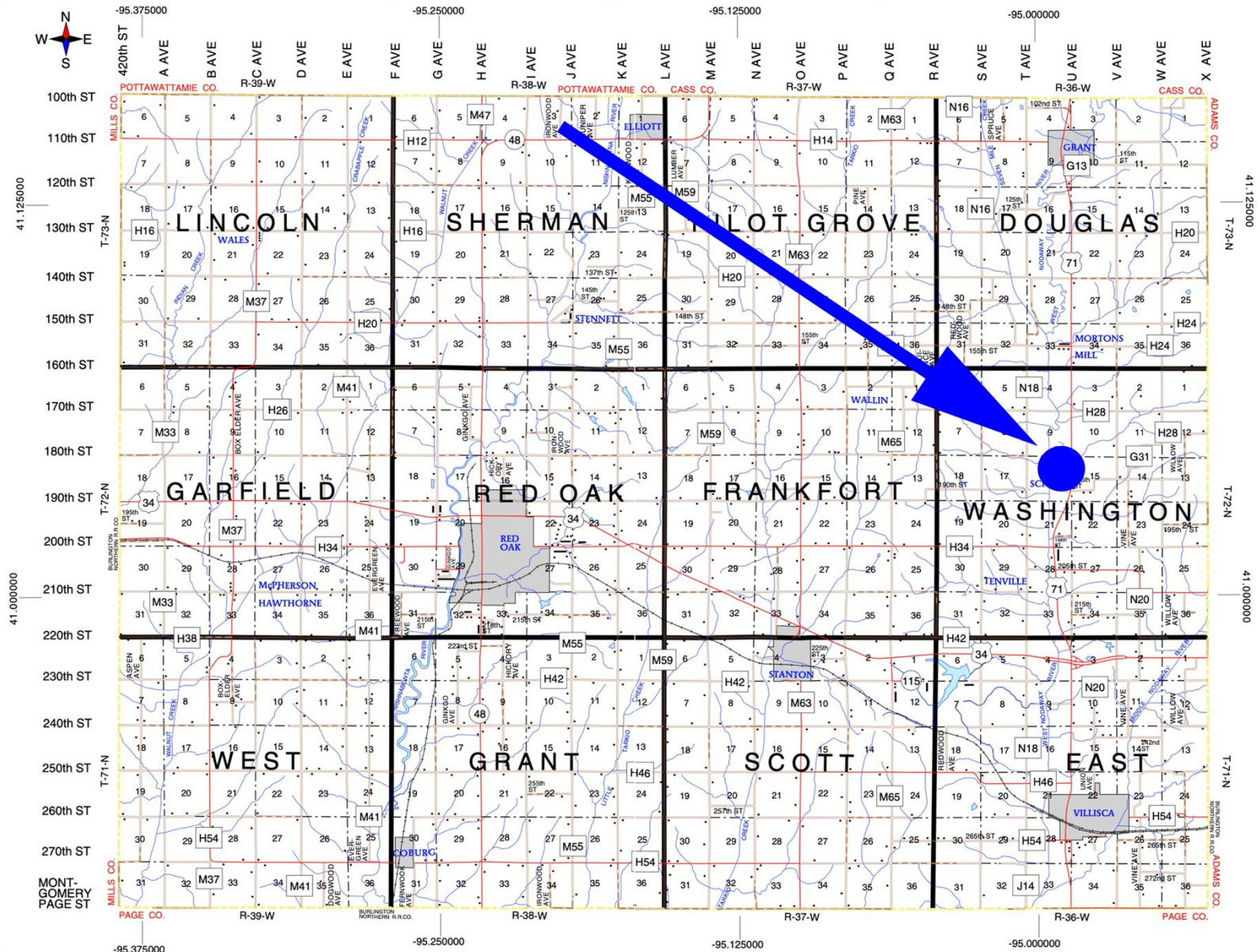
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Montgomery County, Iowa





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