



For Sale: 89 Taxable Acres, ML  
Adams Co., near Nodaway, IA



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

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# Gourley Farms – Tract 1 – Adams Co. 89 Taxable Acres, ML

**Asking Price:** \$995,000.00

**Town:** Nodaway

**County:** Adams

**State:** IA

**Taxes:** \$2,614 annual (Adams County Treasurer)

**Terms:** Cash, Payable at Closing

**Possession:** At Closing

**Land Use:** Of 88.21 farmland acres, 79.7 effective cropland acres (FSA)

**FSA Description:** Wheat Base Acres 0.4, 37.0 PLC Yield; Oats Base Acres 3.6, 50.0 PLC Yield; Corn Base Acres 40.2, 127.0 PLC Yield; Soybeans Base Acres 35.5, 44.0 PLC Yield (FSA)

**CSR Description:** CSR2 – 76.6 (Surety Maps)

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

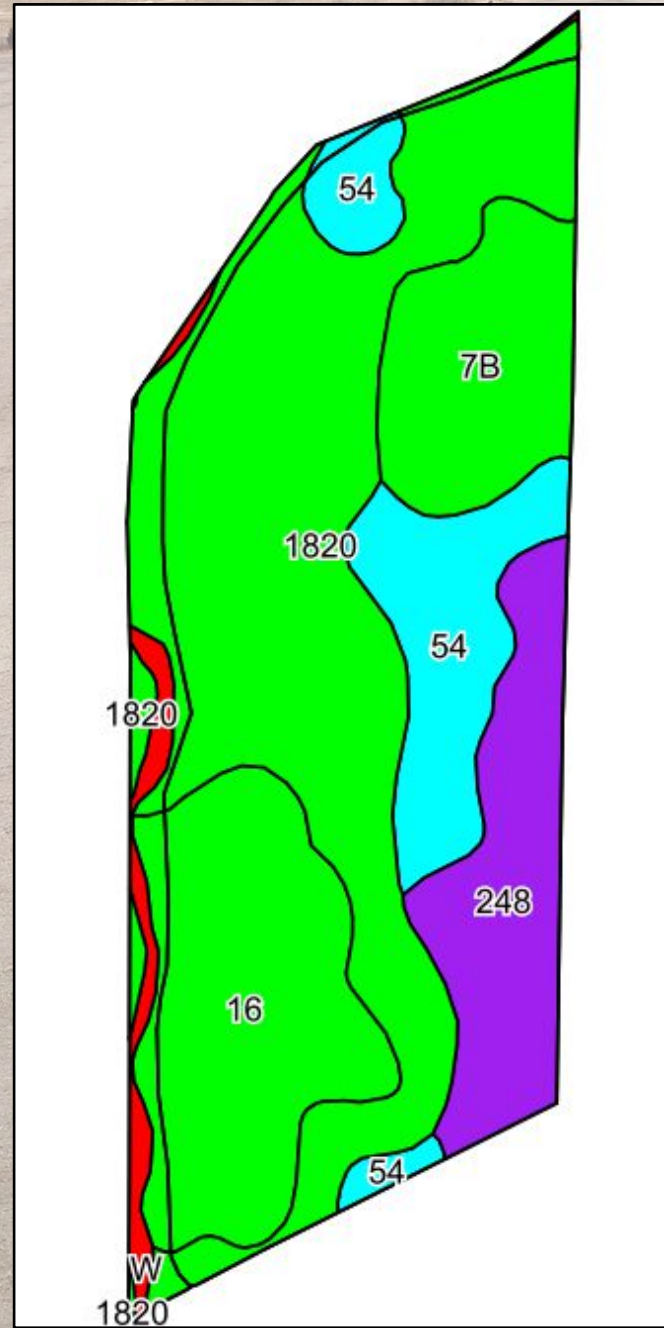
**Listing Agent:**  
**Tom Miller**  
**712-621-1281**



**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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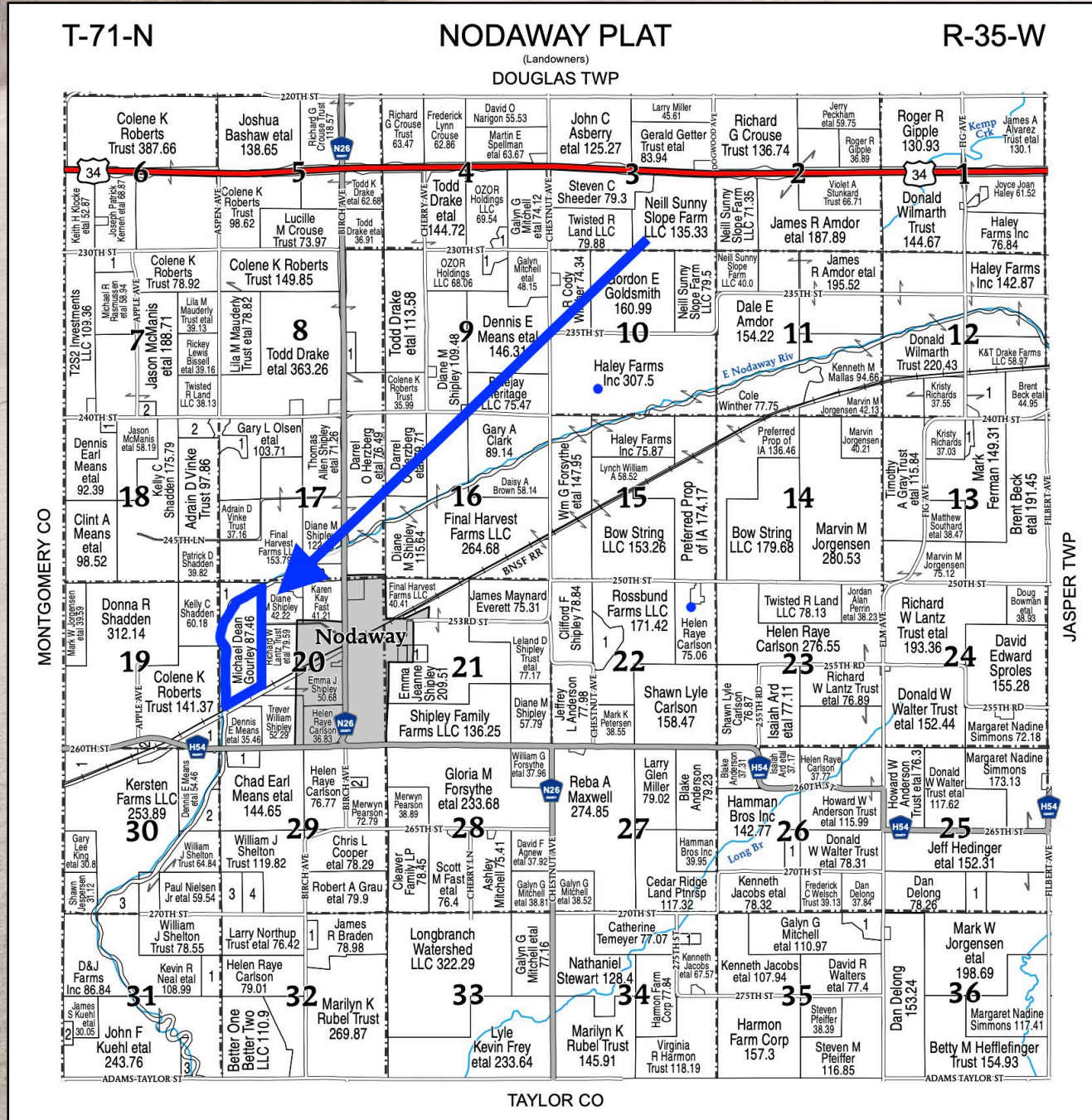


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Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	*i Corn Bu	*i Alfalfa Tons	*i Soybeans Bu	*i Bluegrass Tons	*i Tall Grasses Tons	CSR2**	CSR	
1820	Dockery-Quiver silt loams, 0 to 2 percent slopes, occasionally flooded	37.92	43.1%		llw						87		
16	Nodaway-Kennebec complex, 0 to 2 percent slopes, occasionally flooded	16.70	18.9%		llw	224.0	6.3	65.0	4.0	6.7	85	86	
54	Zook silty clay loam, 0 to 2 percent slopes, occasionally flooded	11.23	12.7%		llw	190.4	4.0	55.2	3.4	5.7	67	70	
248	Wabash silty clay loam, occasionally ponded, 0 to 2 percent slopes, occasionally flooded	10.63	12.0%		Vlllw	177.6	3.7	51.5	3.2	5.3	37	60	
7B	Wiota silty clay loam, 2 to 5 percent slopes, rarely flooded	9.42	10.7%		lle	225.6	6.3	65.4	4.1	6.8	95	85	
W	Water	2.33	2.6%			0.0	0.0	0.0	0.0	0.0	0	0	
<b>Weighted Average</b>						<b>*-</b>	<b>112.1</b>	<b>2.8</b>	<b>32.5</b>	<b>2</b>	<b>3.4</b>	<b>76.6</b>	<b>*-</b>

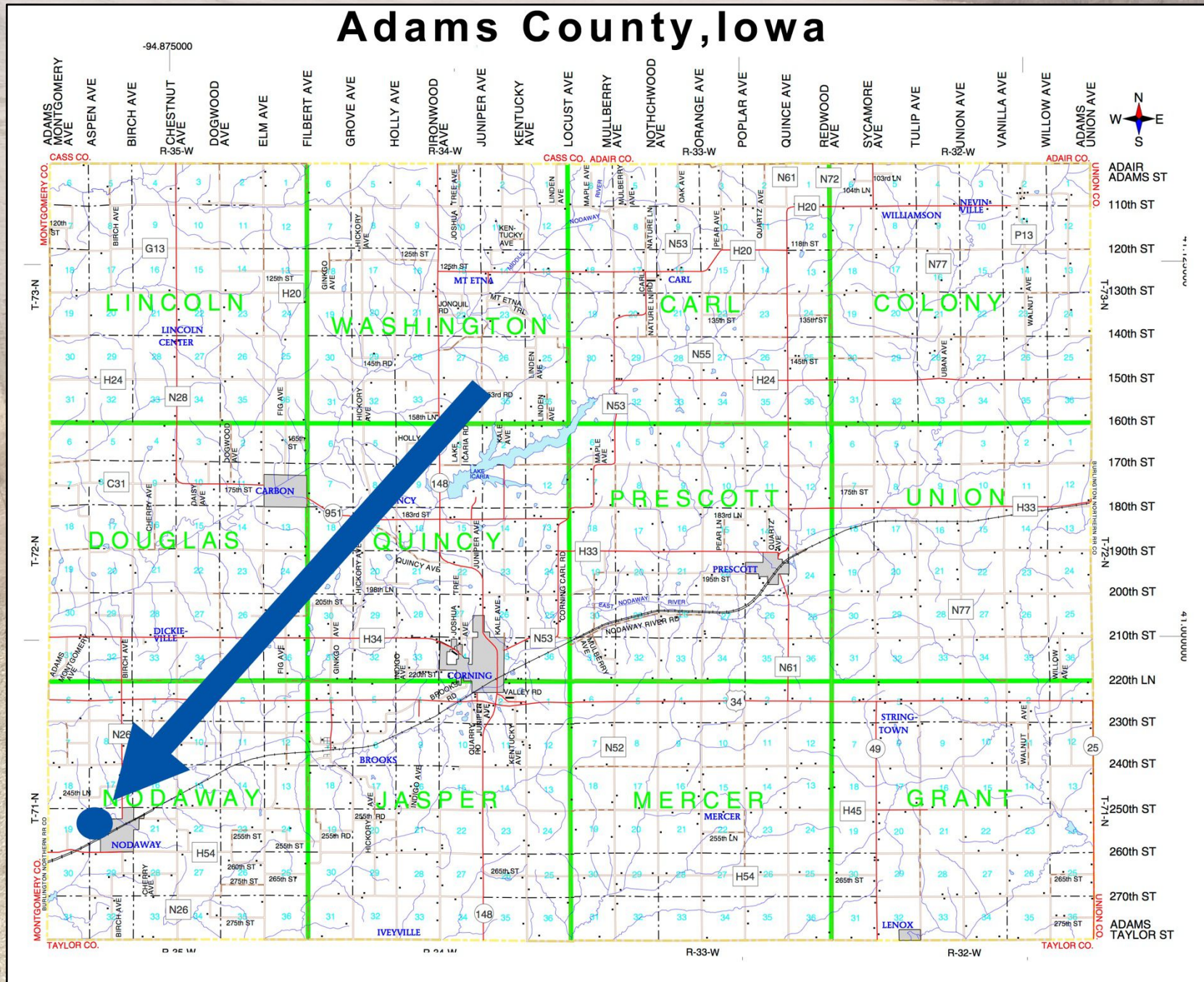


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