



For Sale: 38 Taxable Acres, ML
Adams Co., near Corning, IA

Linden Ave
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Call 641-333-2705 or visit southwestiowaland.com

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Knau Farm – 38 Taxable Acres, ML Adams Co., Near Corning, IA

Asking Price: \$235,600.00

Town: Nodaway

County: Adams

State: IA

Taxes: \$860 annual (Adams County Treasurer)

Terms: Cash, Payable at Closing

Possession: At Closing

Land Use: 36.53 farmland acres, 27.75 effective cropland acres (FSA)

FSA Description: Corn Base Acres 20.77, 103.0 PLC Yield; Soybean Base Acres 6.93, 31.0 PLC Yield (FSA)

CSR Description: CSR2 – 62.7 (Surety Maps)

Comments: Preferred Properties of Iowa, Inc., is proud to present the Knau Farm, an excellent farmland opportunity located between Corning and Massena. With a CSR2 average of 62.7, this farm has strong soils that can support many different potential uses for the new owner. This scenic property also boasts some nice, mature timber acres that offer outdoor/recreation potential as well. Buyers might also consider this property's beautiful setting and scenery as an excellent potential building site. See all this property has to offer and schedule a private showing with Listing Agent, Tom Miller at 712-621-1281 today!

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

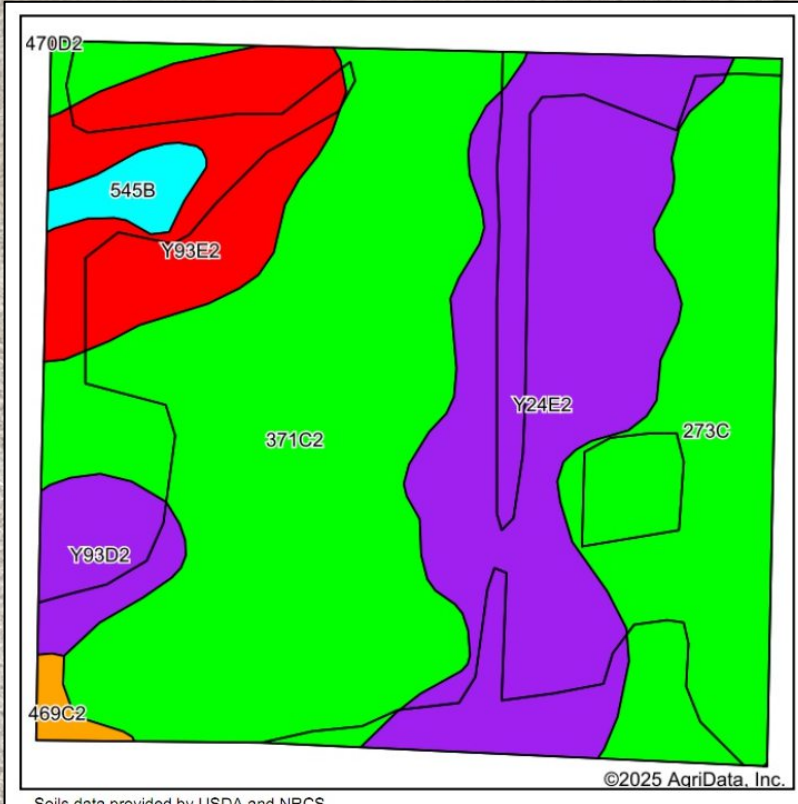


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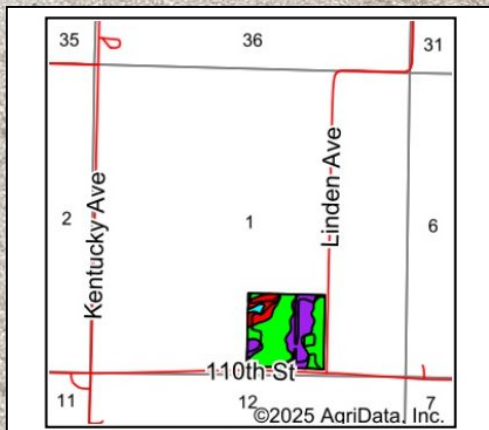


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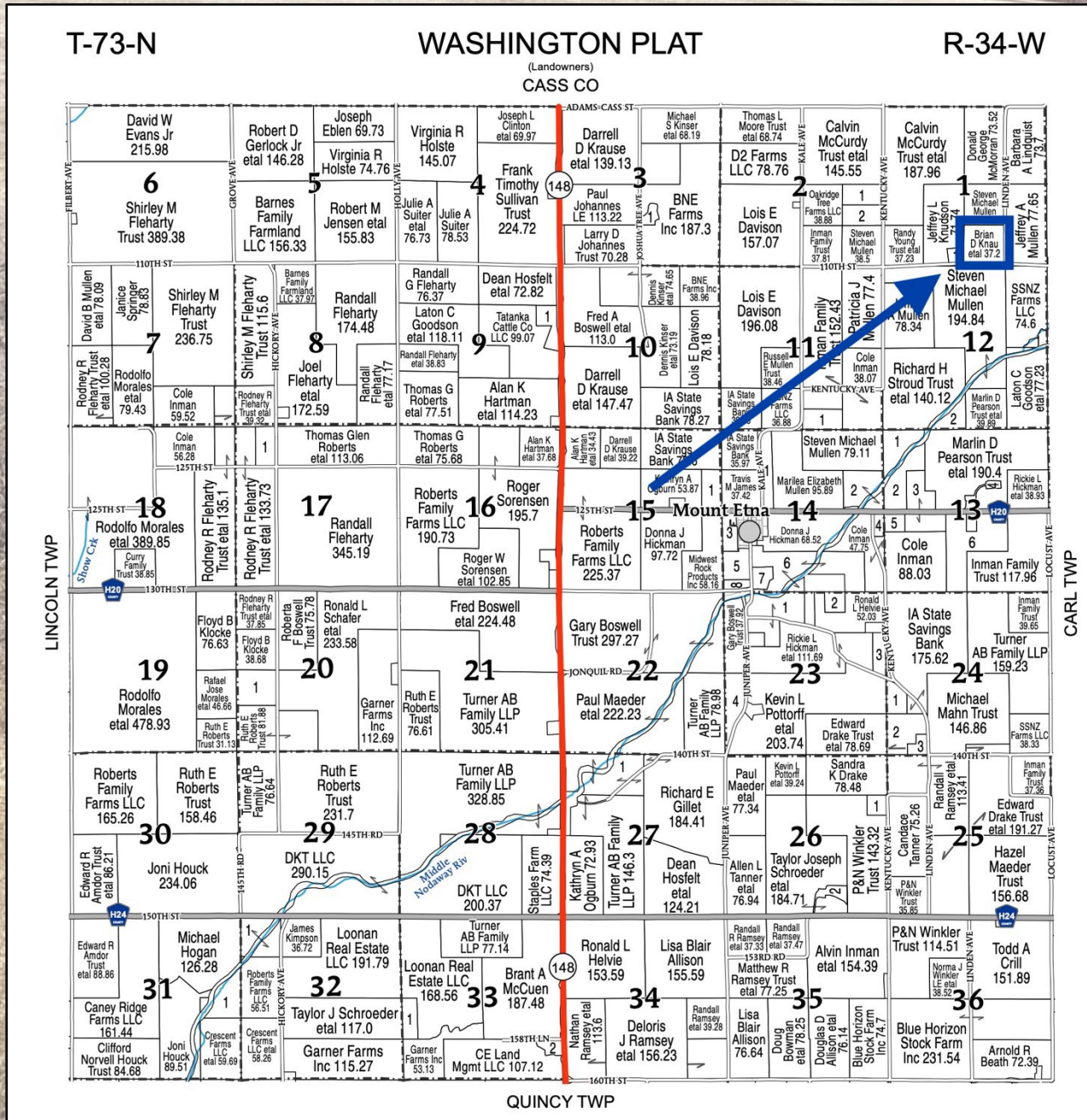
Area Symbol: IA003, Soil Area Version: 36

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	*n NCCPI Overall
371C2	Sharpsburg-Nira silty clay loams, 5 to 9 percent slopes, eroded	14.07	38.5%		IIIe	168.0	4.7	48.7	3.0	5.0	83	64	79
Y24E2	Shelby clay loam, dissected till plain, 14 to 18 percent slopes, eroded	9.44	25.8%		IVe	0.0	0.0	0.0	0.0	0.0	35		69
273C	Olmitz loam, 5 to 9 percent slopes	6.83	18.7%		IIIe	208.0	5.8	60.3	3.7	6.2	85	57	96
Y93E2	Shelby-Adair clay loams, dissected till plain, 14 to 18 percent slopes, eroded	3.93	10.8%		IVe	0.0	0.0	0.0	0.0	0.0	28		61
Y93D2	Shelby-Adair clay loams, dissected till plain, 9 to 14 percent slopes, eroded	1.35	3.7%		IIIe	0.0	0.0	0.0	0.0	0.0	35		68
545B	Zook-Ely-Gullied land complex, 2 to 5 percent slopes	0.64	1.8%		IIe	177.6	3.7	51.5	3.2	5.3	64	52	9
469C2	Lamoni-Clarinda-Shelby complex, 5 to 9 percent slopes, eroded	0.26	0.7%		IIIe	160.0	3.4	46.4	2.9	4.8	44	30	62
Weighted Average						3.35	107.9	3	31.3	1.9	3.2	62.7	*- *n 75.9



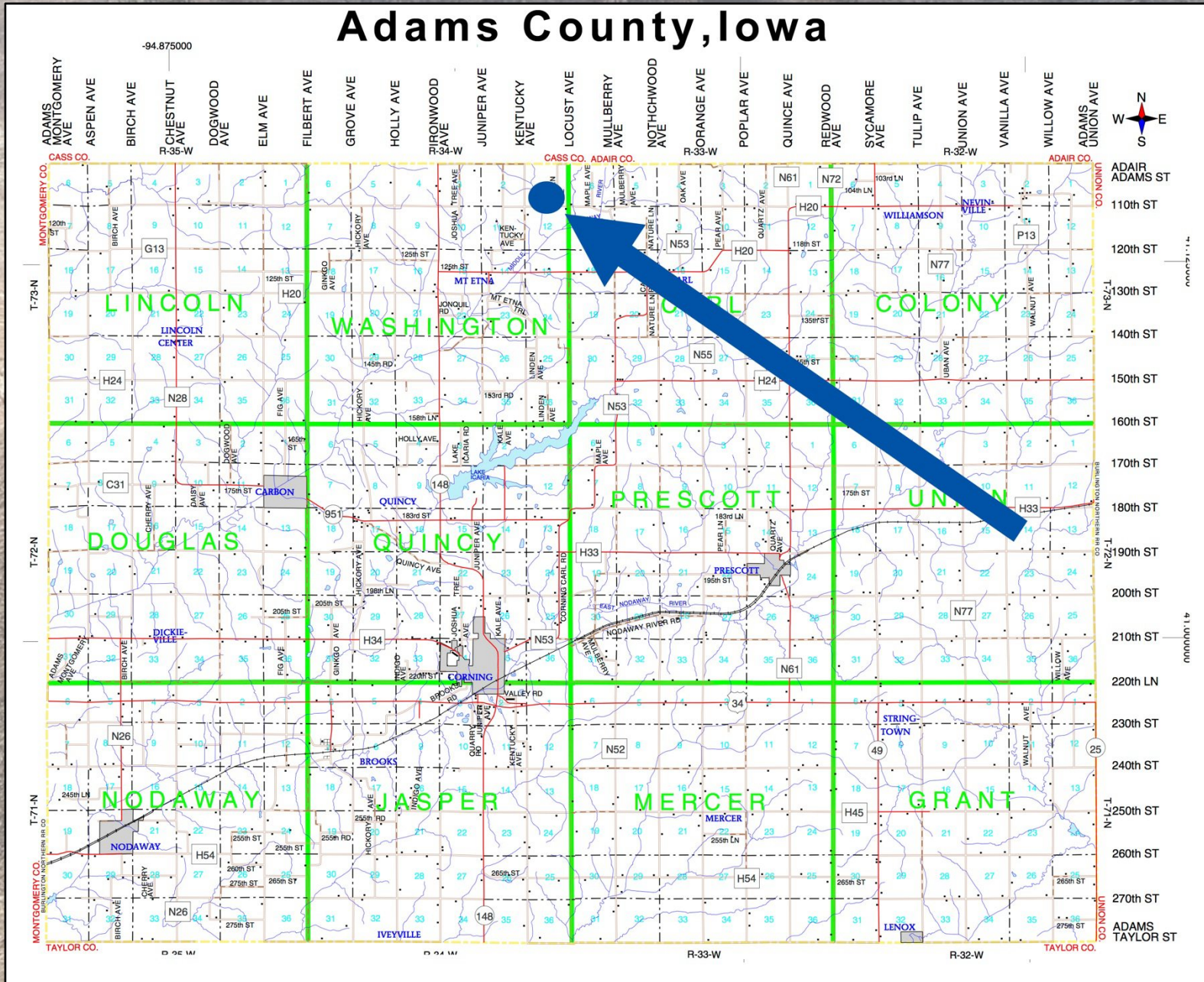


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