

# 69 ac m/l in Monroe County, IA Crop Investment Opportunity



**\$200,100**  
\$2900/ac

## GENERAL INFORMATION

Sale Acres            69 ac m/l (subject to survey)  
Topography           Rolling  
Taxes                 \$552 estimated – Subject to Survey  
School District:     Albia Community Schools

## FSA

Farm #                1429  
Tract #                5234  
Crop Ac                30 acres

## FEATURES & OPPORTUNITIES

Whitetail Deer & Turkey Hunting Recreational Opportunities Timbered Draws Horseback Riding	Row Crop Pasture ATV Scenic Views Building Sites
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The above information, although believed to be correct, is not warranted or guaranteed by the owner, listing firm or listing agent.

**Hawkeye Farm Mgmt & Real Estate**



**United  
Country  
Real Estate**

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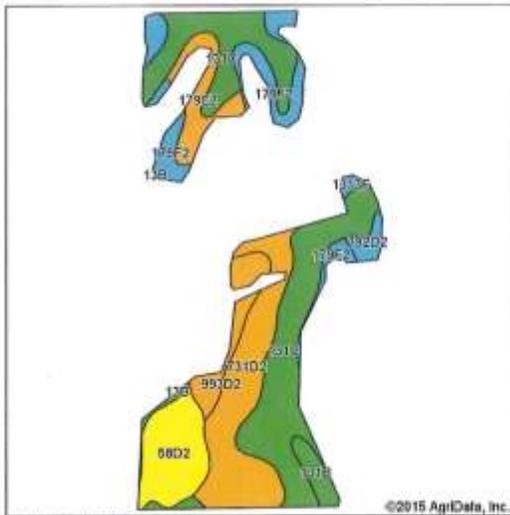
Debbie Judge®  
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**DIRECTIONS:**  
 Fr Albia go North on Hwy 5 approx. 2 miles, turn left on 170th St/HwyH32 (at Monroe Co. Fair Grounds/Hiteman Hwy) go approx. 2 miles turn right on 620th Ave. In approx. 0.6 mile you will arrive at the property on your right.



Soils Map-CSR2



State: Iowa  
 County: Monroe  
 Location: 6-72N-17W  
 Township: Troy  
 Acres: 32.57  
 Date: 10/28/2015

Hawkeye Farm Mgmt & Real Estate  
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Code	Soil Description	Acres	Percent of field	CSR2 Legend	Not-By Class %	CSR2**	CSR1
181C	Fertish silt loam, 5 to 8 percent slopes	12.20	37.5%		IIIa	85	40
721D0	Fertish silty clay loam, 8 to 14 percent slopes, moderately eroded	6.50	21.5%		IIIc	35	51
88D2	Clays loam, 8 to 14 percent slopes, moderately eroded	3.88	11.9%		IIIe	45	28
179F2	Gara loam, 18 to 24 percent slopes, moderately eroded	3.62	11.1%		VIIe	12	13
179E2	Gara loam, 14 to 16 percent slopes, moderately eroded	1.25	6.0%		VIIc	35	33
88D2	Gara-Armstrong loam, 8 to 14 percent slopes, moderately eroded	1.70	5.5%		IIIc	35	20
181B	Fertish silt loam, 2 to 5 percent slopes	0.50	2.8%		IIIa	70	67
76D2	Armstrong loam, 9 to 14 percent slopes, moderately eroded	0.59	1.8%		IIIc	5	13
18B	Olmitz-Cole-Vesser complex, 2 to 5 percent slopes	0.44	1.4%		IIIc	82	60
181D	Mortonville silt loam, 18 to 25 percent slopes	0.21	0.6%		VIIc	5	5
Weighted Average						45.7	35.8

**LEGAL:**

69 ac m/l W1/2 SW1/4 Sec 6, T-72-N, R-17-W, Troy Twp Monroe County IA.

Exact legal to come from survey & abstract.

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