

DECATUR COUNTY

KENNY HERRING, ALC

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DESCRIPTION

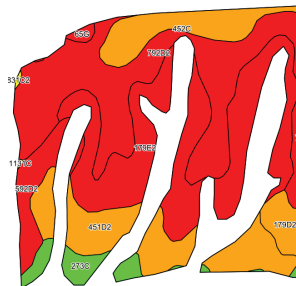
Presenting 40 acres m/l in Decatur County, Iowa. It is an excellent recreational farm with income. Twenty-eight acres m/l are currently planted to soybeans; these acres are approved for CRP starting the fall of 2020. Contact the listing agent for CRP details. This property would make a great building site, with stellar views and convenient interstate access. There are several great future pond locations as well. This property is located in section 22 of Long Creek Township, southwest of Van Wert, Iowa. The net taxes for this property are \$410.

DIRECTIONS

From Interstate 35: Take the Van Wert exit and go west. Immediately turn south on 211th Avenue. Take 211th Ave south 1.75 miles to 137th Street. Go west on 137th Street 1.25 miles. The property is on the south side of 137th Street.

TILLABLE SOILS

| Code | Soil Description | Acres | % of Field | CSR2 | |
|-------------------------|--------------------------------------|-------|------------|-------------|---|
| 792D2 | Armstrong clay loam, 9–14% slopes | 8.69 | 33.3% | 7 | ■ |
| 179E2 | Gara clay loam, 14–18% slopes | 7.68 | 29.4% | 23 | ■ |
| 451D2 | Caleb loam, 9–14% slopes | 4.02 | 15.4% | 41 | ■ |
| 452C | Lineville silt loam, 5–9% slopes | 2.19 | 8.4% | 48 | ■ |
| 592D2 | Mystic clay loam, 9–14% slopes | 1.35 | 5.2% | 10 | ■ |
| 273C | Olmitz loam, heavy till, 5–9% slopes | 1.11 | 4.3% | 77 | ■ |
| 179D2 | Gara clay loam, 9–14% slopes | 0.91 | 3.5% | 43 | ■ |
| 65G | Lindley loam, 18–40% slopes | 0.15 | 0.6% | 6 | ■ |
| Weighted Average | | | | 24.8 | |





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LISTING #15069

FOR
SALE



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COUNTY

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ACRES
M/L

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