For Sale: 103.49 Acres, ML, Subject to Survey
Union Co., IA – Near Afton

Call 641-333-2705 or visit southwestiowaland.com

EQUAL HOUSING OPPORTUNITY

The information contained in this prospectus was gathered from sources believed to be reliable. We do not guarantee this information and urge the prospective buyer to do further investigation on their own. PPI, Inc. is representing the Seller.

Creamery Road Farm – Union Co.
103.49 Acres, ML, subject to survey

Asking Price: $612,000.00. ***Price of property includes 2020 corn crop with purchase.***

Town: Afton

State: IA

Terms: Cash, payable at closing
Land Use: Approx. 103.49 acres farmland, subject to survey
Income: Buyer will retain current crop.
Possession: Upon closing
CRP Description: There is currently no CRP contract on this farm.
FSA Description: As this is a portion of the former farm and the owner is retaining some acres, FSA acres will need to be reconstituted, subject to survey. Current farm: FSA shows 135.16 acres of farmland, with 88.39 effective cropland acres. CROP Corn, Base Acres 20.10, PLC Yld 88 (Clarke County FSA)
CSR Description: CSR2- 60.9 (Surety Maps)

Presenting the Creamery Road Farm, approximately 103.49 acres north of Afton and within a mile of 3 Mile Lake. This farm is subject to a survey to determine exact acres and the price does include the 2020 corn crop with purchase. A stocked pond is also on the farm as well as Cobett waterers perfect for running cattle in the winter months. Buyer will have to maintain fences in accordance with a NRCS "EQUIP" program, and the seller would like to be able to fish the pond whenever as well. If you are looking to add acres or be close to 3 Mile, this farm deserves a look! Call today. Brennan Kester, 515-450-6030

Listing Agent:
Brennan Kester
515-450-6030

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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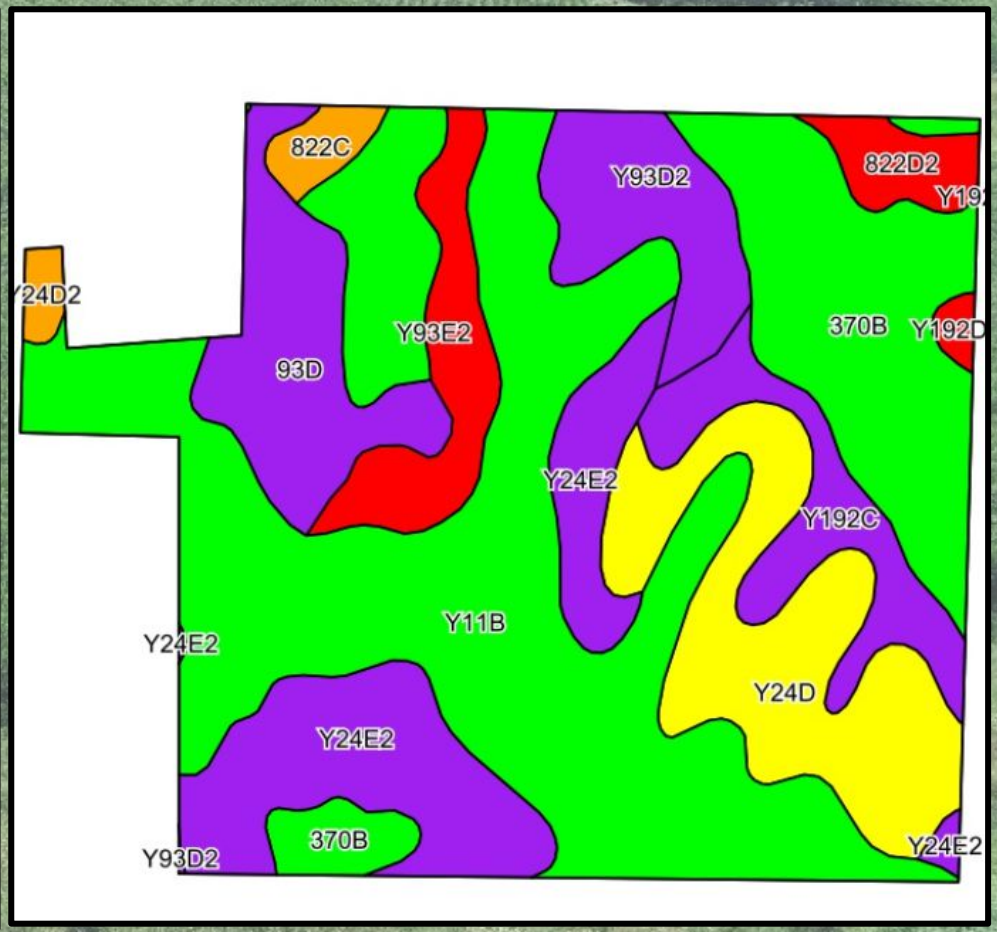

This is a rough diagram of the subject property, which will be subject to potential changes and a survey.

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Soils Data

Area Symbol: IA175, Soil Area Version: 23

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	*i Corn	*i Alfalfa	*i Soybeans	*i Bluegrass	*i Tall Grasses	CSR2**	CSR	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans
Y11B	Colo, occasionally flooded-Ely silty clay loams, dissected till plain, 2 to 5 percent slopes	33.96	32.8%		IIw	0	0	0	0	0	80		88	86	52	81
370B	Sharpsburg silty clay loam, 2 to 5 percent slopes	18.11	17.5%		IIe	225.6	6.3	65.4	4.1	6.8	91	87	93	93	78	80
Y24D	Shelby loam, dissected till plain, 9 to 14 percent slopes	12.28	11.9%		IIIe	0	0	0	0	0	52		83	83	63	62
Y24E2	Shelby clay loam, dissected till plain, 14 to 18 percent slopes, eroded	11.90	11.5%		IVe	0	0	0	0	0	35		69	69	50	49
93D	Adair-Shelby clay loams, 9 to 14 percent slopes	7.44	7.2%		IVe	144	3.7	41.8	2.6	4.3	35	30	80	80	60	61
Y192C	Adair clay loam, dissected till plain, 5 to 9 percent slopes	5.56	5.4%		IIIe	0	0	0	0	0	36		73	73	63	54
Y93D2	Shelby-Adair clay loams, dissected till plain, 9 to 14 percent slopes, eroded	5.53	5.3%		IIIe	0	0	0	0	0	35		70	70	56	51
Y93E2	Shelby-Adair clay loams, dissected till plain, 14 to 18 percent slopes, eroded	4.60	4.4%		IVe	0	0	0	0	0	28		62	62	48	43
822D2	Lamoni silty clay loam, 9 to 14 percent slopes, eroded	1.95	1.9%		IVe	100.8	2.6	29.2	1.8	3	10	15	61	61	55	43
822C	Lamoni silty clay loam, 5 to 9 percent slopes	1.14	1.1%		IIIe	134.4	3.5	39	2.4	4	42	35	77	77	70	58
Y24D2	Shelby clay loam, dissected till plain, 9 to 14 percent slopes, eroded	0.61	0.6%		IIIe	0	0	0	0	0	49		75	75	57	55
Y192D2	Adair clay loam, dissected till plain, 9 to 14 percent slopes, eroded	0.41	0.4%		IVe	0	0	0	0	0	16		66	66	55	47
					Weighted Average	**53.2**	**1.5**	**15.4**	**1**	**1.6**	**60.9**	***-**	***n 81.8**	***n 81.1**	***n 59.1**	***n 67.5**

**IA has updated the CSR values for each county to CSR2.

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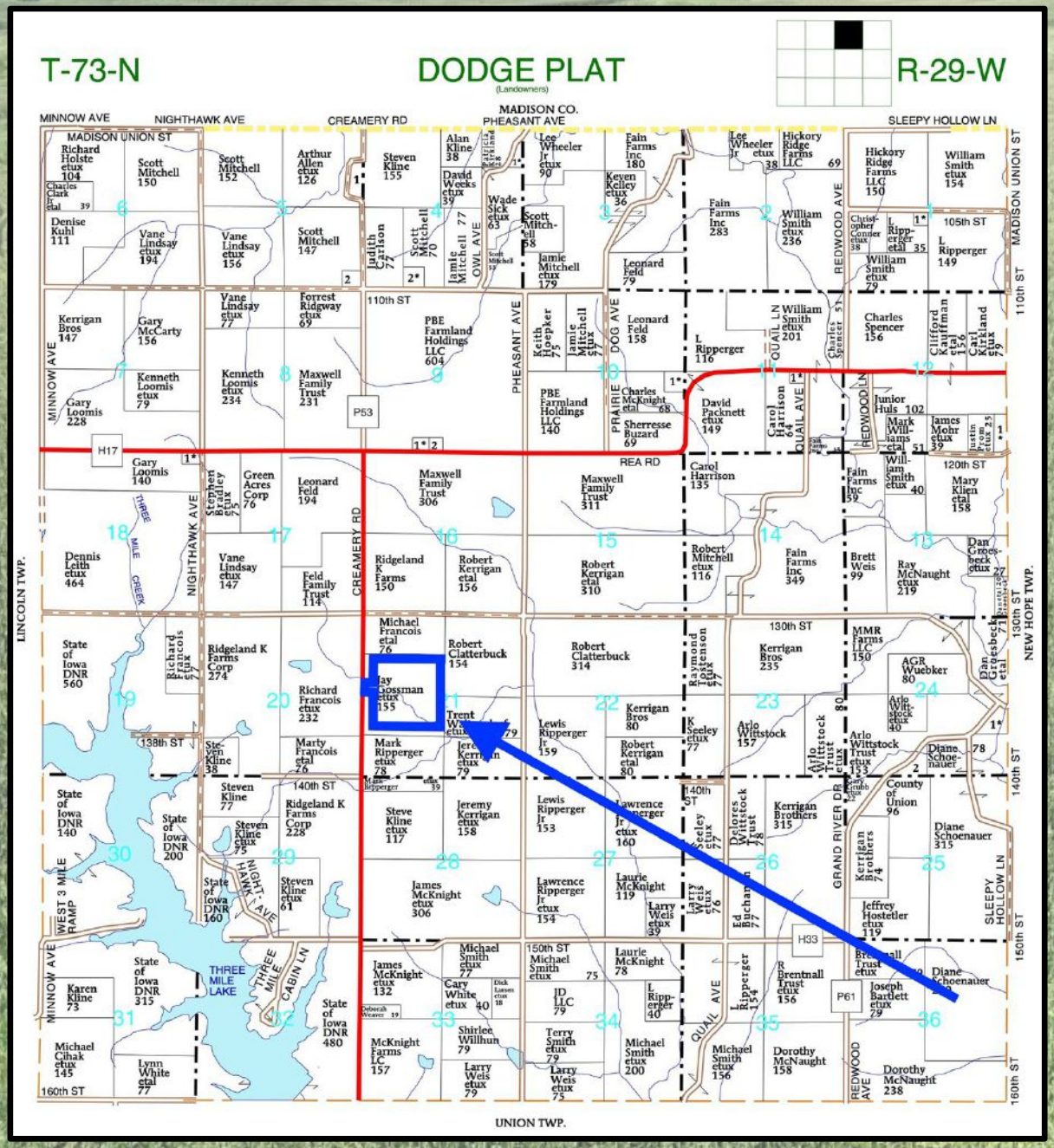

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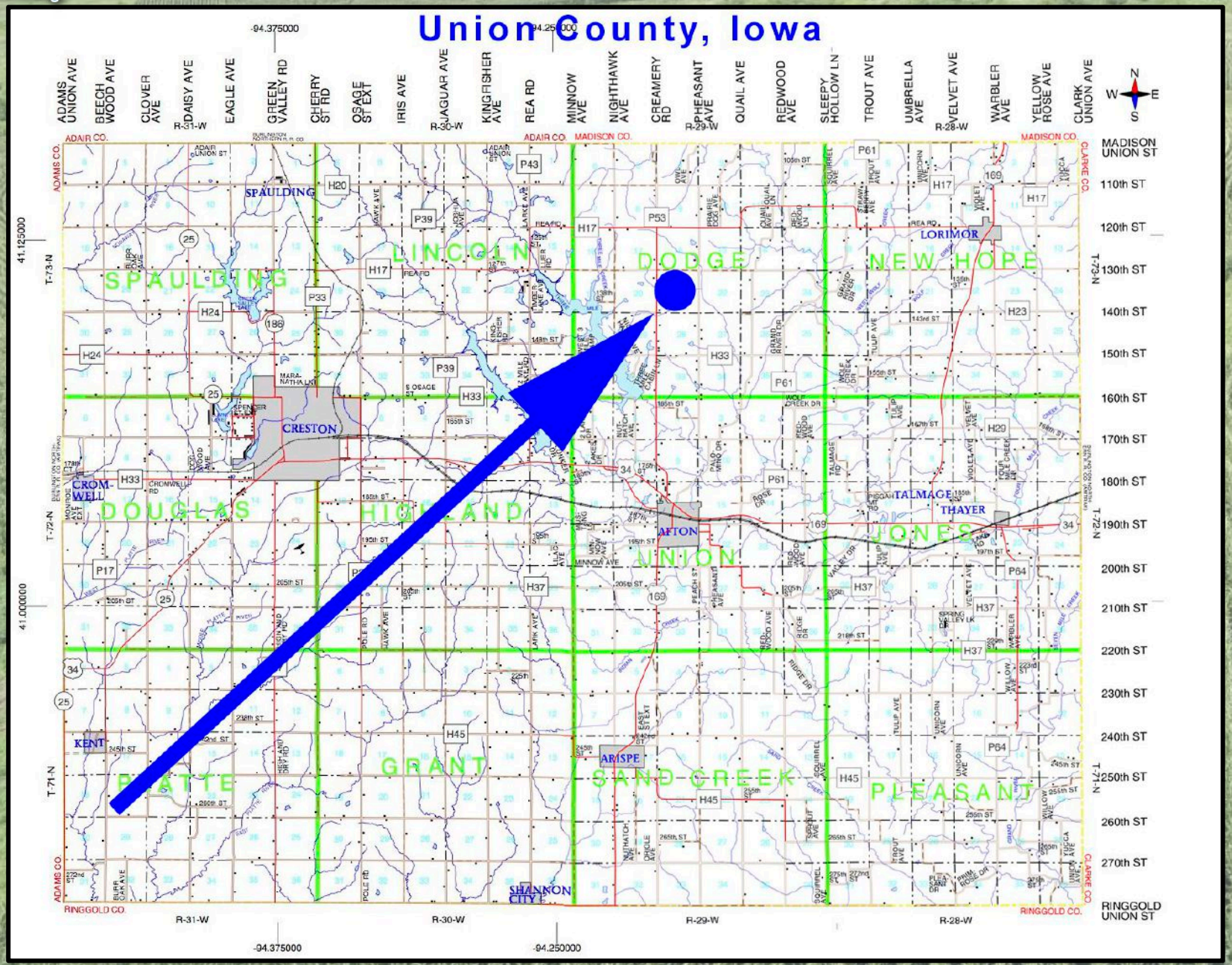

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