

# For Sale: 77 Taxable Acres, ML, Clarke Co., IA

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.



Call 641-333-2705 or visit southwestiowaland.com



Asking Price: \$320,000.00

Town: Doyle County: Clarke

State: IA Taxes: \$940

Terms: Cash, payable at closing

Land Use: 76.66 Farmland acres, 61.37 CRP Cropland acres

Income: 13,484

Possession: Upon closing

**CRP Acres:** 61.37

**CRP Description:** 61.37 acres at \$214.27/acre for \$13,484, expiring 09/2025 (Clarke-Decatur County FSA) **FSA Description:** FSA shows 76.66 Farmland acres, with 61.37 cropland acres, all of which are in CRP. (Clarke-

Decatur County FSA)

CSR Description: CSR2-35.8 (Surety Maps)

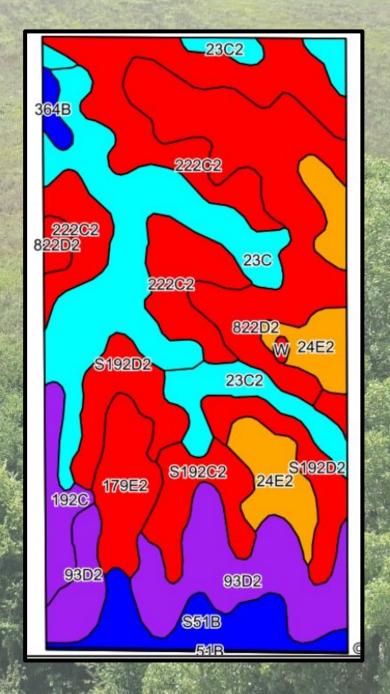
Presenting the Rasmussen 77 Farm: one of three quality farms offered with a rare net 4%+ return at the asking price. Also all the work and all expense to main the CRP contracts is provided through the IHAP program. Give Tom Miller a call at 712-621-1281.



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









#### Soils Data

Description   Description   Process   Company   Compan	Description									uue		GG						
Second Company   Seco	## SECOND Lamond clay   11.85   15.4%   11.9%   10.0 8   2.5   20.2   1.8   3   11   15   65   65   60    ## SECOND Lamond clay   11.85   15.4%   11.9%   11.0 8   2.5   20.2   1.8   3   11   15   65   65   60    ## SECOND Lamond clay   11.85   15.4%   11.9%   11.0 8   2.5   20.2   1.8   3   11   15   65   65   60    ## SECOND Lamond clay   11.41   14.9%   11.0 8   2.1   23.2   1.4   2.4   00   59   80   80   74    ## SECOND Lamond clay   3.0 2   11.7%   11.0 1   130.2   3.5   40.4   2.5   4.2   32   25   70   70   56    ## SECOND Lamond Clay   3.0 2   11.7%   11.0 1   130.2   3.5   40.4   2.5   4.2   32   25   70   70   56    ## SECOND Lamond Clay   3.0 2   11.7%   11.0 1   130.2   3.5   40.4   2.5   4.2   32   25   70   70   56    ## SECOND Lamond Clay   3.0 2   11.7%   11.0 1   130.2   3.5   40.4   2.5   4.2   32   25   70   70   56    ## SECOND Lamond Clay   3.0 2   3.0 1   1.0	Code		Acres			irr Class	*i Corn	*  Alfalfa	*  Soybeans	*I Bluegrass		CSR2**	CSR	NCCPI	NCCPI	NCCPI Small	*n NCCPI Soybeans
Source   10   14   14   14   14   15   15   14   15   15	Source   S	222G2	clay loam, 5 to 9 percent slopes, moderately	14.12	18.4%		IVw	140.8	3	40.8	2.5	4.2	28	25	55	55	48	43
Sample   S	Second Company   Seco	822D2	loam, 9 to 14 percent slopes, moderately	11.85	15.4%		IVe	100.8	2.6	29.2	1.8	3	-11	15	65	65	60	46
Complex   Distribution   Complex   Distribution	Complex   Comp	23C	clay loam, 5 to 9 percent	11.41	14.9%		lile	80	2.1	23.2	1.4	2.4	66	55	80	80	74	72
Name, heavy   11, 9 to 14   14   14   18   2.6   4.3   40   33   67   67   53	Doam, heavy   Bill, 9 to 14   Doam, heavy   Bill, 9 to 14   Doam, 14 to 15   Doam, 14 to 16   Doam, 14 to 17   Doam, 14 to 18   Doam, 14 to 19   Doam, 14 to 18   Doam, 14 to	93D2	to 14 percent slopes, moderately	9.02	11.7%		IVe	139.2	3.6	40.4	2.5	4.2	32	25	70	70	56	51
Sam, 14 to 16 percent slopes   Samper   Samper	Sam, 14 to 1   18 percent slopes, moderately erroded	S192D2	loam, heavy till, 9 to 14 percent slopes, moderately	6.42	8.4%		IVe	0	0	0	0	0	9		66	66	55	45
Clay loam, 5   To 9 percent slopes, moderately eroded   S51B   Vesser silt loam, 2 to 5 percent slopes, rarely flooded   S17   S18   S18   S18   S18   S18   S18   S19   S19	Clay loam, 5   So 9 percent   Slopes   So 10   So 10	24E2	loam, 14 to 18 percent slopes, moderately	5.87	7.6%		IVe	144	4	41.8	2.6	4.3	40	33	67	67	53	50
loam, 2 to 5   percent slopes, rarely   loam, 2 to 5   percent slopes, rarely   loam, 14 to 18 percent slopes, moderately eroded   lile   0   0   0   0   0   29   68   68   57	loam, 210.5   percent   slopes, rarely   loam, 14 to 18 percent   slopes, moderately eroded	23C2	clay loam, 5 to 9 percent slopes, moderately	4.33	5.6%		llle	80	2.1	23.2	1.4	2.4	62	50	75	75	67	69
Single   S	loam, 14 to   18 percent   slopes	S51B	loam, 2 to 5 percent slopes, rarely	4.05	5.3%		llw	0	0	0	0	0	75		94	75	45	94
loam, heavy   lil, 5 to 9   percent slopes, moderately eroded	loam, heavy   sil, 5 to 9   percent   slopes, moderately   eroded	179E2	loam, 14 to 18 percent slopes, moderately	3.48	4.5%		Vle	139.2	3.9	40.4	2.5	4.2	23	28	63	63	49	43
heavy III. 5 to 9 percent slopes  Grundy sitry clay loam, 2 to 5 percent slopes  S18 Vesser sitr loam, 2 to 5 percent slopes  W Water 0.13 0.2% 0 0 0 0 0 0 0 0 0 0 0	heavy till, 5 to 9 percent slopes  Grundy sity clay loam, 2 to 5 percent slopes  180	S192C2	loam, heavy till, 5 to 9 percent slopes, moderately	3.21	4.2%		llle	0	0	0	0	0	29		68	68	57	47
clay (oam, 2 to 5 percent slopes	Clay loam, 2   10 5 percent   10 24   0.3%   11	192C	heavy till, 5 to 9 percent	2.10	2.7%		lile	142.4	3.7	41.3	2.6	4.3	39	35	72	72	60	5
loam, 2 to 5     percent     slopes,     rarely     flooded     W   Water   0.13   0.2%   0   0   0   0   0   0	loam, 2 to 5   percent   slopes, rarely	364B	to 5 percent	0.57	0.7%		lle	80	2.1	23.2	1.4	2,4	72	75	80	80	68	6
	Weighted Average 96.6 2.4 28 1.7 2.9 35.8 *- *n 68.6 *n 67.6 *n 57.3 *n 5		loam, 2 to 5 percent slopes, rarely flooded		0.3%		llw	190.4	4	56.2	3.4	5.7	75	65	94	75	45	94
Weighted Average   96 6   24   29   17   29   25 9   1   10 69 6   10 67 6   10 67 2		W	Water	0.13				_	_					_				
					W	eighted A	verage	96.6	2.4	28		2.9	35.8	*.	*n 68.6	*n 67.6	*n 57.3	*n 54.2



