



**For Sale: 239.24 Taxable Acres, ML,
With Home, Taylor Co., near Lenox, IA**



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Call 641-333-2705 or visit southwestiowaland.com



Piercy Farm & Home – Taylor Co., IA

239.25 Taxable Acres, ML

Asking Price: \$1,440,000.00

Town: Lenox

County: Taylor

State: IA

Taxes: \$5,220

Terms: Cash, payable at closing

Land Use: 232.94 farmland acres, 174.99 effective crop acres, and an estimated 45 acres of pasture (FSA)

Possession: At Closing, may subject to farm lease agreement

FSA Description: Corn Base Acres 75.9, 146 PLC Yield; Bean Base Acres 77.3, 42 PLC Yield (FSA)

CSR Description: CSR2- 51.8 (Surety Maps)

Home Details: 1,256 Square Feet, 2 Bedroom, 1 Bathroom built in 1950 – Wood frame construction with asphalt singles and aluminum siding and full, unfinished basement (Assessor)

Outbuildings: 1982 Pole Barn 30'x45', 1979 Farrowing House 30'x80', Machine Building 26'x60', Hen House 24'x32', Double Crib 26'x28', 1979 12,739 Bushel Bin, 4,887 Bushel Bin (assessor)

Comments: Brand new listing! Please check back soon for updated comments! Give Tom a call, 712-621-1281, on this quality investment.



Listing Agent:
Tom Miller
712-621-1281

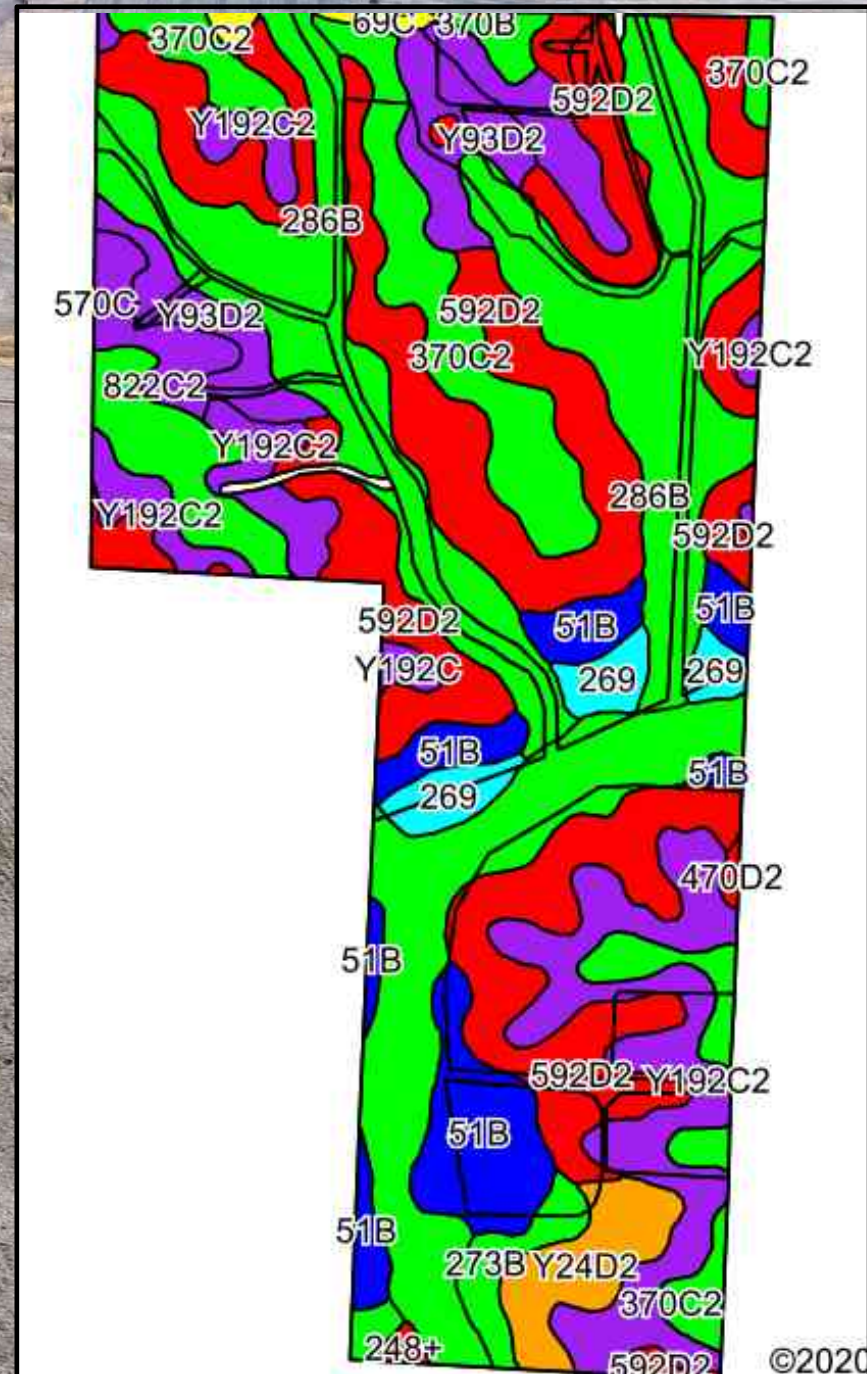
PPI, Inc. Office Location:
500 W. Temple St
Lenox, IA 50851

Dan Zech, Broker/Owner
Brennan Kester, Broker Assoc./Owner
Mark Pearson, Agent/owner



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Soils Data

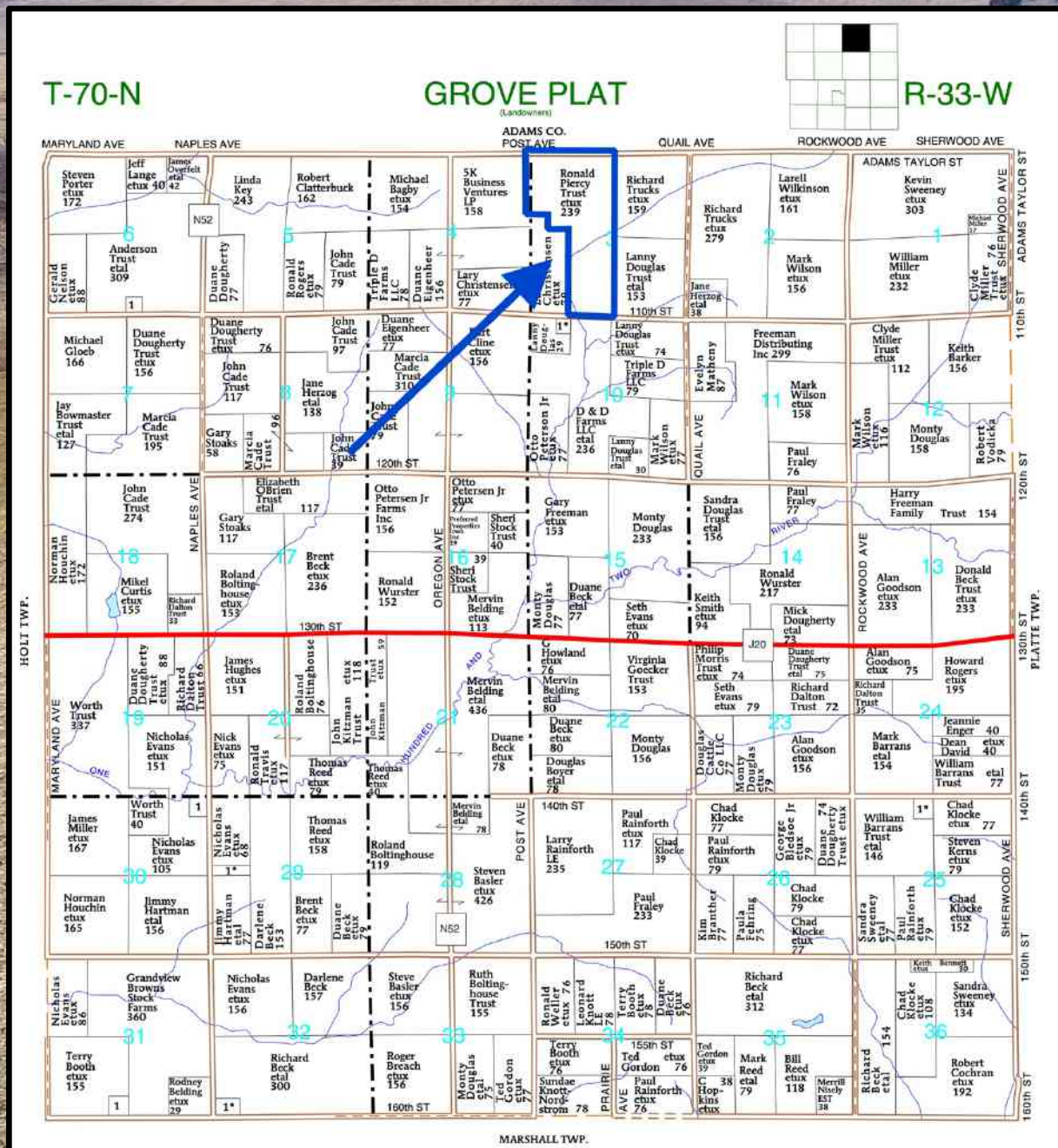
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	*i Corn	*i Soybeans	CSR2**	CSR
592D2	Mystic silt loam, 9 to 14 percent slopes, moderately eroded	48.43	21.0%		IVe	88	25.5	9	5
286B	Colo-Judson-Nodaway complex, 0 to 5 percent slopes	46.38	20.1%		IIw	216	62.6	80	65
Y192C2	Adair clay loam, dissected till plain, 5 to 9 percent slopes, eroded	29.04	12.6%		IIle	0	0	33	
370C2	Sharpsburg silty clay loam, 5 to 9 percent slopes, eroded	20.85	9.0%		IIle	204.8	59.4	80	67
220	Nodaway silt loam, 0 to 2 percent slopes, occasionally flooded	20.68	9.0%		IIw	211.2	61.2	82	85
51B	Vesser silt loam, 2 to 5 percent slopes, rarely flooded	15.27	6.6%		IIw	190.4	55.2	75	65
Y93D2	Shelby-Adair clay loams, dissected till plain, 9 to 14 percent slopes, eroded	9.51	4.1%		IIle	0	0	35	
470D2	Lamoni-Shelby complex, 9 to 14 percent slopes, moderately eroded	8.63	3.7%		IVe	134.4	39	24	25
370C	Sharpsburg silty clay loam, 5 to 9 percent slopes	6.11	2.6%		IIle	209.6	60.8	81	72

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	*i Corn	*i Soybeans	CSR2**	CSR
Y24D2	Shelby clay loam, dissected till plain, 9 to 14 percent slopes, eroded	5.77	2.5%		IIle	0	0	49	
269	Humeston silty clay loam, 0 to 2 percent slopes	5.25	2.3%		IIw	80	23.2	68	58
822C2	Lamoni silty clay loam, 5 to 9 percent slopes, eroded	4.10	1.8%		IIle	129.6	37.6	32	30
Y192D2	Adair clay loam, dissected till plain, 9 to 14 percent slopes, eroded	3.97	1.7%		IVe	0	0	16	
273B	Olmitz loam, 2 to 5 percent slopes	3.73	1.6%		IIe	224	65	89	72
69C	Clearfield silty clay loam, dissected till plain, 5 to 9 percent slopes	1.21	0.5%		IIw	168	48.7	59	50
Y192C	Adair clay loam, dissected till plain, 5 to 9 percent slopes	0.80	0.3%		IIle	0	0	36	
248+	Wabash silt loam, overwash, 0 to 1 percent slopes	0.47	0.2%		IIw	80	23.2	23	64
370B	Sharpsburg silty clay loam, 2 to 5 percent slopes	0.45	0.2%		IIe	225.6	65.4	91	87
W	Water	0.24	0.1%			0	0	0	0
Weighted Average						131.6	38.2	51.8	*.



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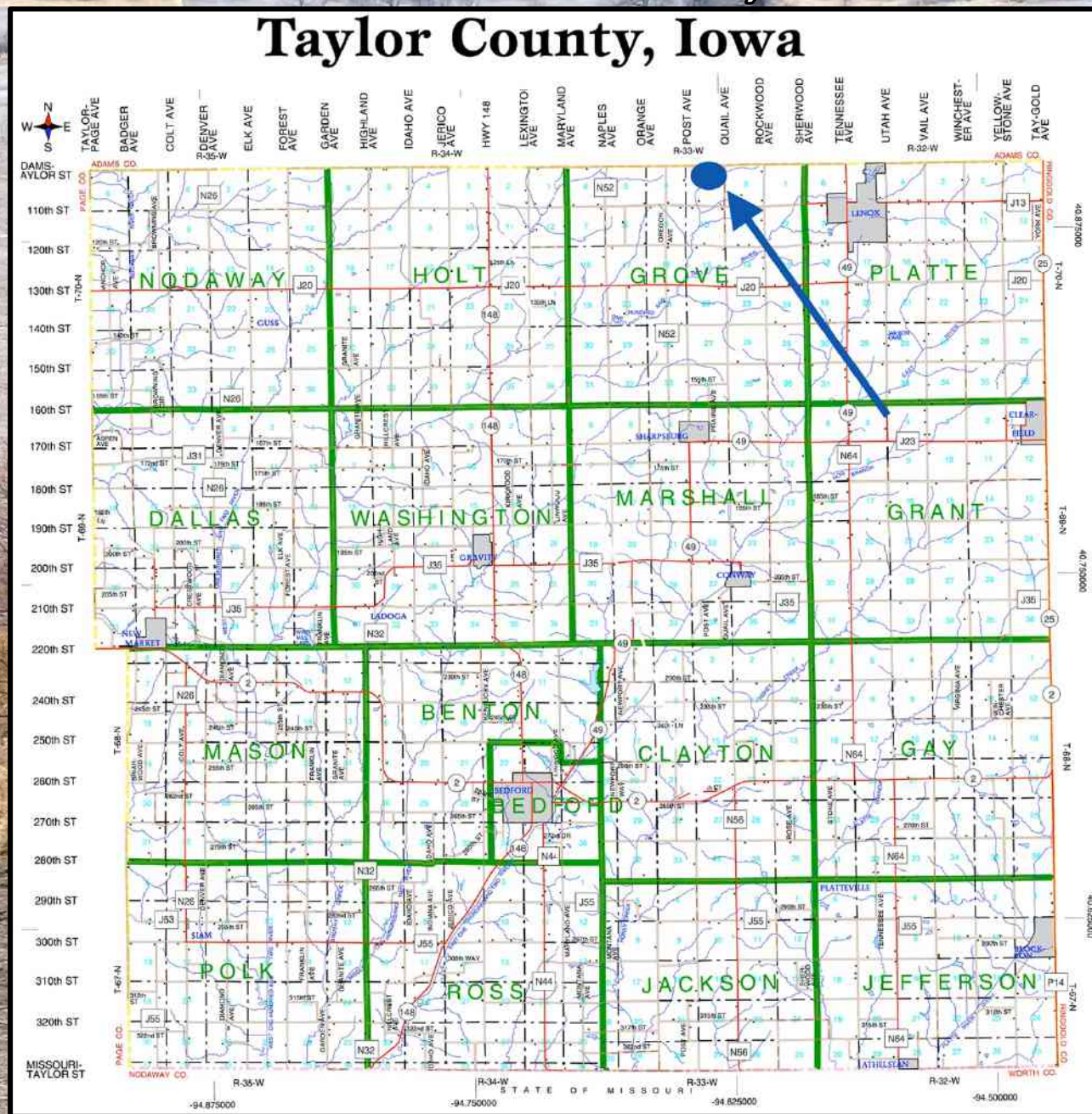
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