



# For Sale: 72 Taxable Acres, ML, Decatur County, IA

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*Call 641-333-2705 or visit [southwestiowaland.com](http://southwestiowaland.com)*





# Rasmussen 72 Farm – Decatur Co., IA

## 72 Taxable Acres, ML

**Asking Price:** \$280,000.00

**Town:** Lamoni

**County:** Decatur

**State:** IA

**Taxes:** \$1,042

**Terms:** Cash, payable at closing

**Land Use:** 70.21 Farmland acres, 59.39 cropland ac., 1.83 eff

**Income:** 10,261

**Possession:** Upon closing

**Tillable Acres:** 1.83

**CRP Acres:** 57.56

**CRP Description:** 57.56 acres at \$178.27/acre, for \$10,261, expiring 09/2025 (Clarke-Decatur County FSA)

**FSA Description:** FSA shows 70.21 farmland acres, with 59.39 cropland acres, 57.56 acres of which are in CRP, and 1.83 acres of effective cropland. (Clarke-Decatur County FSA)

**CSR Description:** CSR1-30.2 CSR2-37.6 (Surety Maps)

Presenting the Rasmussen 70 Farm: one of three quality farms offered with a great rate of 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.



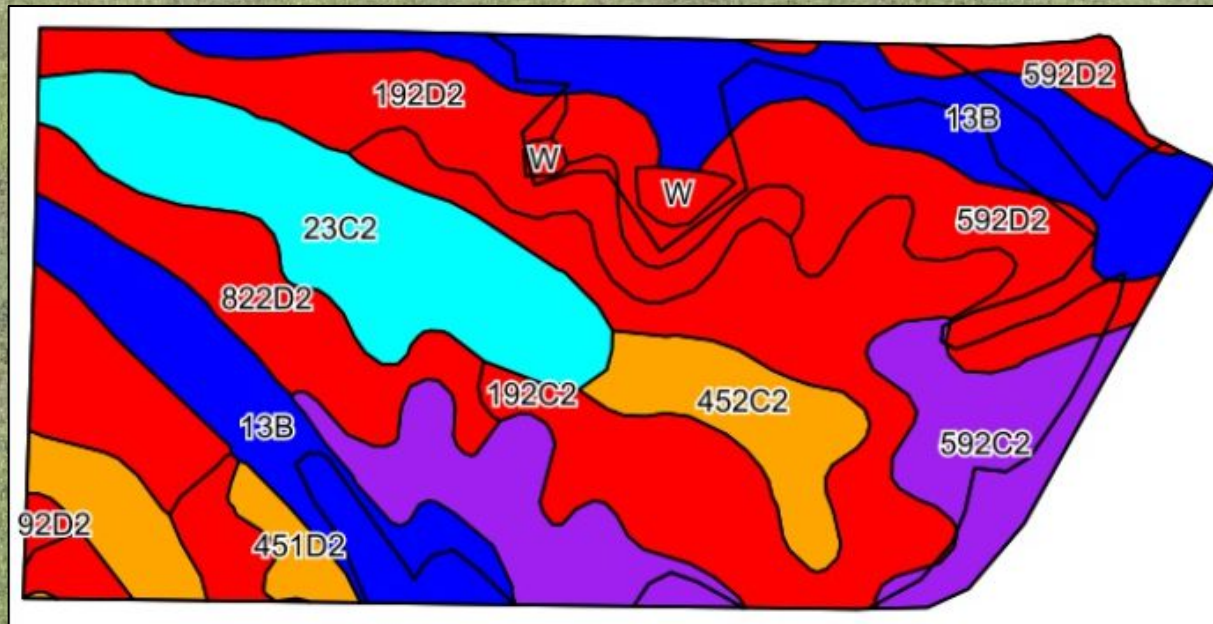
**Listing Agent:**  
**Tom Miller**  
**712-621-1281**

**PPI, Inc. Office Location:**  
**500 W. Temple St**  
**Lenox, IA 50851**  
Dan Zech, Broker/Owner  
Brennan Kester, Broker Assoc./Owner  
Mark Pearson, Agent/owner



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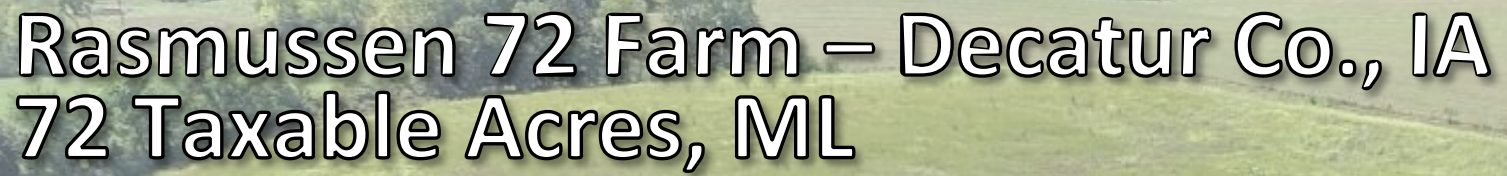


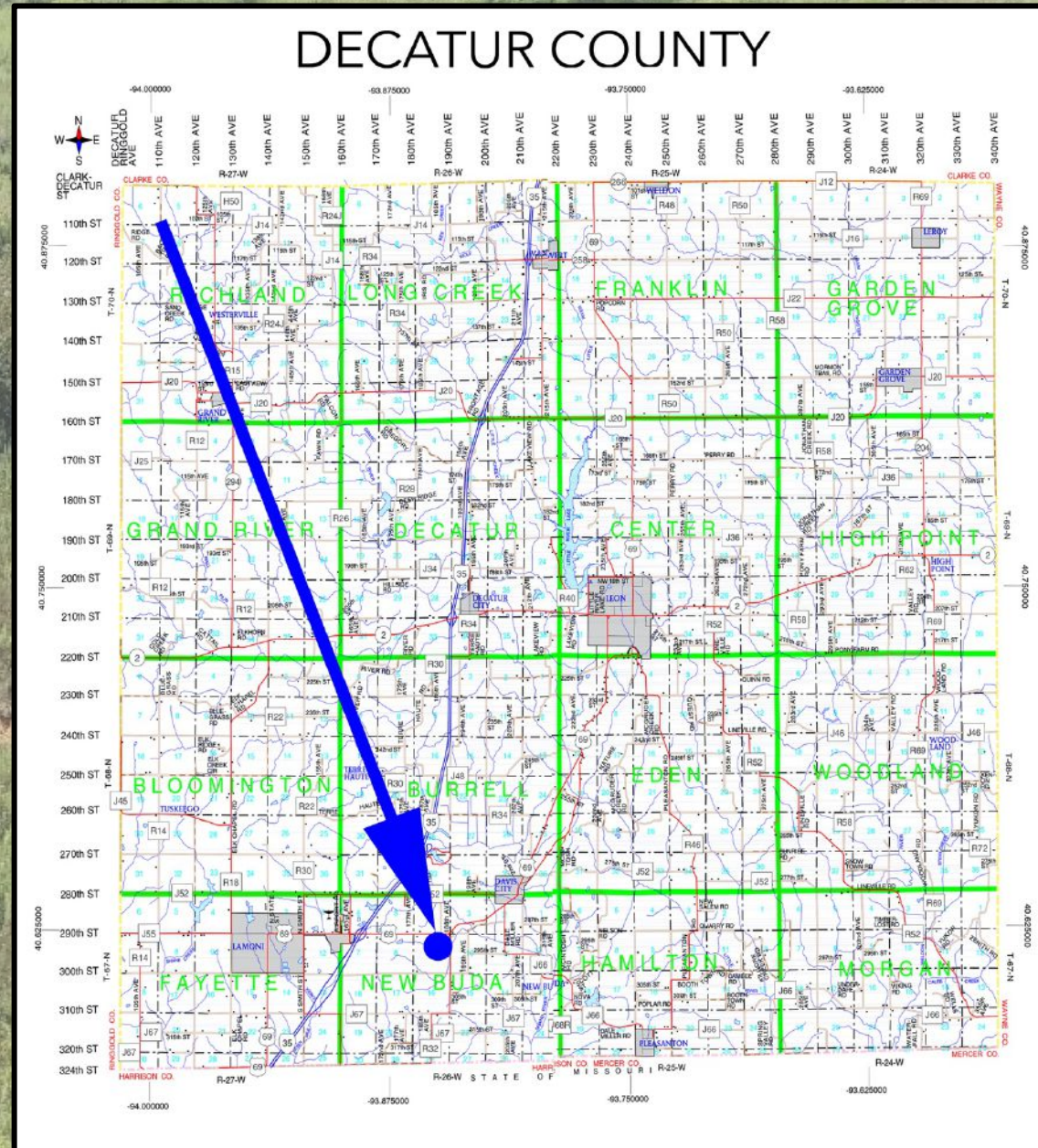
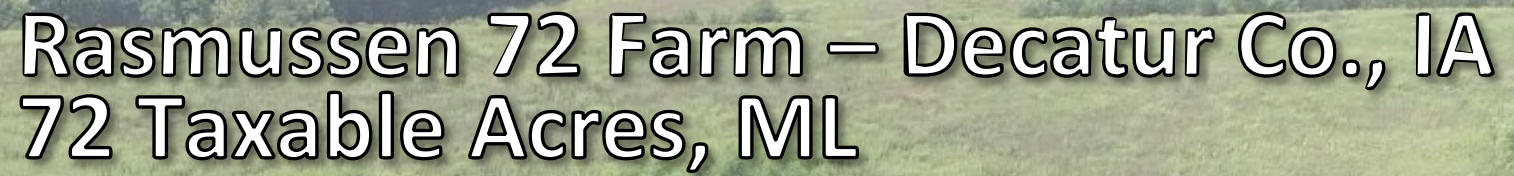
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### Soils Data

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
13B	Olmitz-Zook-Vesser complex, 0 to 5 percent slopes	13.63	19.4%		IIw	200	4.2	58	3.6	6	76	55	80	77	55	74
192C2	Adair clay loam, heavy till, 5 to 9 percent slopes, moderately eroded	12.89	18.4%		IIle	137.6	3.6	39.9	2.5	4.1	29	30	68	68	57	47
592C2	Mystic clay loam, 5 to 9 percent slopes, moderately eroded	8.36	11.9%		IIle	115.2	3	33.4	2.1	3.5	31	20	73	73	65	55
23C2	Arispe silty clay loam, 5 to 9 percent slopes, moderately eroded	8.05	11.5%		IIle	80	2.1	23.2	1.4	2.4	62	50	75	75	67	69
592D2	Mystic clay loam, 9 to 14 percent slopes, moderately eroded	7.87	11.2%		IVe	88	2.3	25.5	1.6	2.6	10	5	69	69	63	51
822D2	Lamoni clay loam, 9 to 14 percent slopes, moderately eroded	7.06	10.1%		IVe	100.8	2.6	29.2	1.8	3	11	15	65	65	60	46
192D2	Adair clay loam, heavy till, 9 to 14 percent slopes, moderately eroded	6.01	8.6%		IVe	108.8	2.8	31.6	2	3.3	9	15	66	66	55	45
452C2	Lineville silt loam, 5 to 9 percent slopes, moderately eroded	4.83	6.9%		IIle	80	2.1	23.2	1.4	2.4	46	31	72	72	58	53
451D2	Caleb loam, 9 to 14 percent slopes, moderately eroded	0.90	1.3%		IVe	163.2	4.6	47.3	2.9	4.9	41	33	79	79	58	60
W	Water	0.61	0.9%			0	0	0	0	0	0	0				
Weighted Average						123.9	3	35.9	2.2	3.7	37.6	30.2	*n 71.2	*n 70.6	*n 59.1	*n 56.1







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