



For Sale: 1,022 Gross Acres, ML Lincoln & Cedar Twps, Lucas Co., IA



Call 641-333-2705 or visit southwestiowaland.com

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.



Morales Farm – Lucas Co. 1,022 Gross Acres, ML

Asking Price: \$3,571,890.00

Town: Chariton

State: IA

Taxes: \$8,708 (Lucas Co. Treasurer)

Terms: Cash, payable upon closing

Land Use: 1,000.74 farmland acres, ML- 109.41 acres of cropland, of which 26.36 are enrolled in CRP. (FSA)

Possession: Upon closing, may be subject to a farm lease

CRP Description: Contact PPI for details

FSA Description: Tract 7205- Corn Base 25.7, 95 PLC Yield & Bean Base 5.9, 32 PLC Yield; Tract 969 – Corn Base 5, PLC

Yield 88 & Bean Base 5.4, 23 PLC Yield; Tract 6832 – Corn Base 4.88, PLC Yield 95 (FSA)

CSR Description: 31.1 CSR2 (Surety Maps)

Listing Agent:
Cole Winther
712-621-0966

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

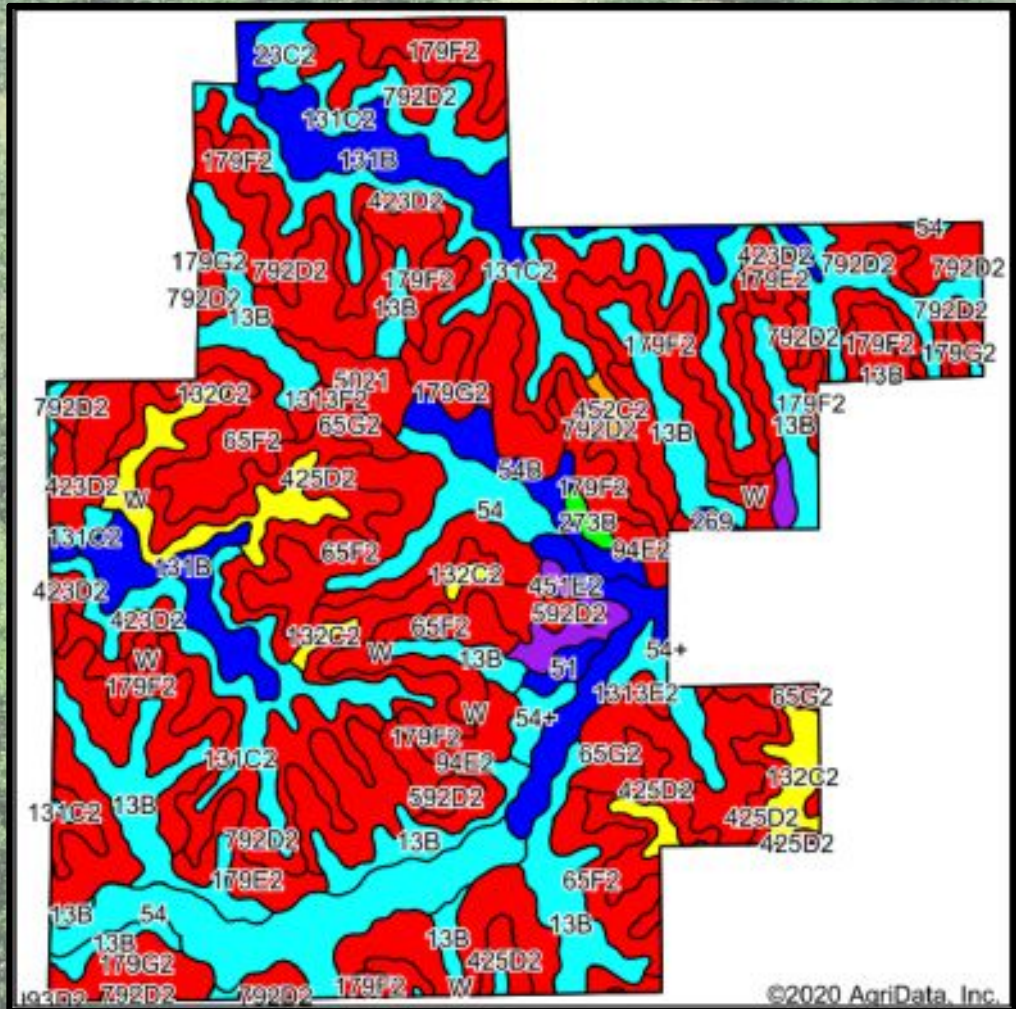


Morales Farm – Lucas Co. 1,022 Gross Acres, ML

Comments: Presenting the Morales 1,022 Acre Farm (1,008 taxable acres, ml, per Lucas Co. Assessor). This property is currently being meticulously managed for trophy deer by a well-respected TV personality. If you are looking for that one farm to manage and enjoy for giant whitetail deer and turkeys, this farm is for you as it checks all of the boxes for potentially creating some of the absolute best whitetail deer hunting Iowa has to offer. It is so rare to be able to find a tract of this contiguous size with the awesome cover and habitat, and with the staggering amount of acres of established food plots on this property; 60+ acres. This has every piece to the puzzle for having your own potential “booner factory” of huge whitetails (current deer stands included!). With the proper herd management, the sky is the limit on the size of deer the new owner could potentially grow. There is income potential from a cattle operation and CRP and hunting lease if buyer desires. The cattle are currently strategically rotated out of any hunting areas prior to the deer seasons. Most of the cattle fences are all in good shape with year-round water availability potential. Per the seller, there has been 134 acres of quality ridge top mapped out to farm to add more income potential and hold even more deer. The current combined annual income for CRP, cattle rent and hunting lease is over \$78,000, but like all income, is subject to change. The ranch house is conveniently centrally located on a private and peaceful impasse road and has recent updates, including a brand-new septic system among other features. From the Des Moines Airport to the Ranch House is only 52 miles away. All you have to do is show up and hunt and enjoy and let the income pay for your recreation. This farm is way more impressive in person than just looking at an aerial map. Come take a look and you will not be disappointed. With land prices on the rise, this farm is priced to sell and has all of the potential to go up in value for the investor. Buyer will get the income for this year. The hunting lease can be renewed, or the new owner can choose to hunt this amazing farm. Call Cole Winther today at 712-621-0966 to learn more!

Listing Agent:
Cole Winther
712-621-0966

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





Morales Farm – Lucas Co.

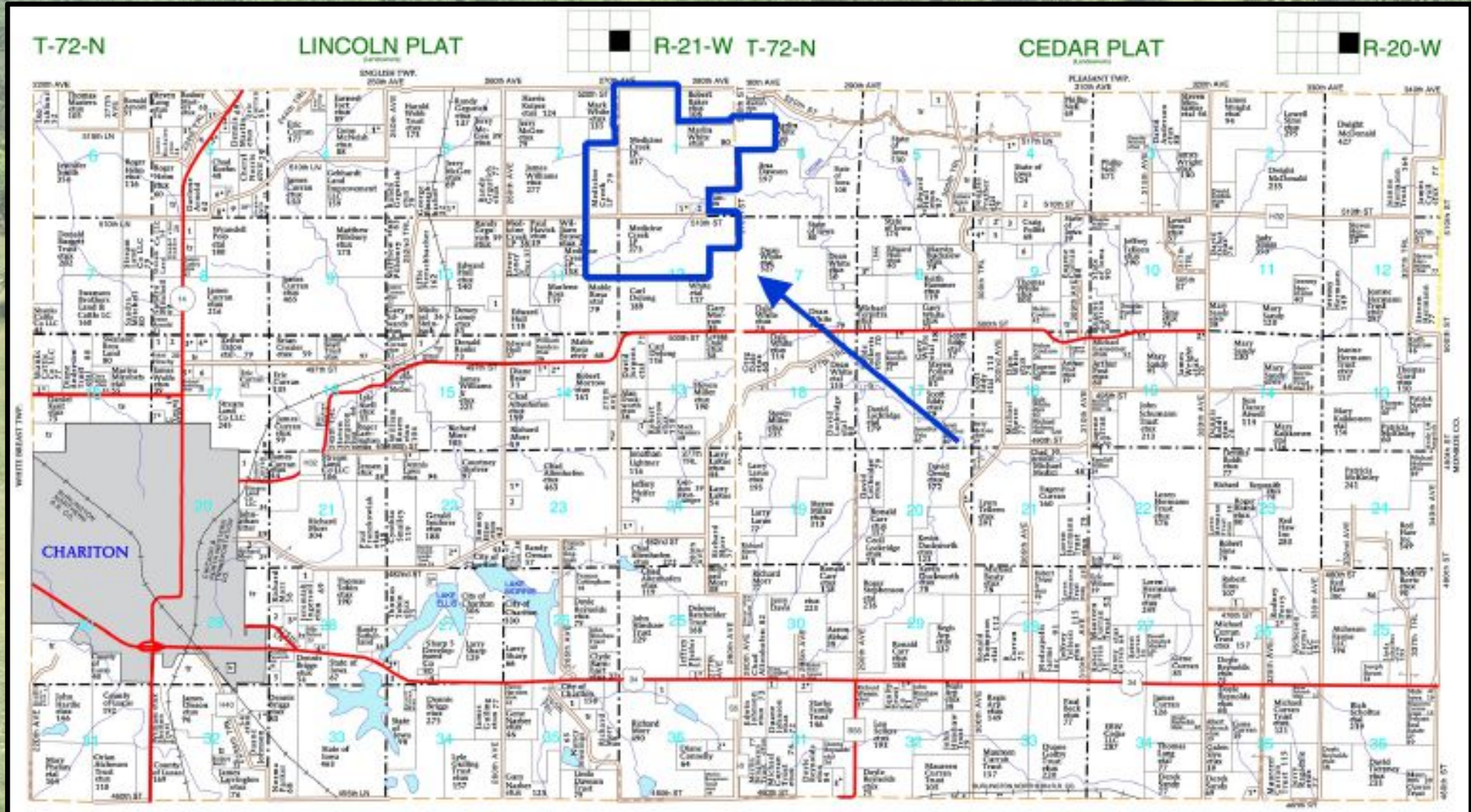
1,022 Gross Acres, ML

Soils Data

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class %c	% Corn	% Soybeans	CSR2**	CSR	Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class %c	% Corn	% Soybeans	CSR2**	CSR	Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class %c	% Corn	% Soybeans	CSR2**	CSR	
131B	Pershing silt loam, 2 to 5 percent slopes	46.42	4.6%		Ile	80	23.2	70	67	179F2	Gara clay loam, 18 to 25 percent slopes, moderately eroded	123.59	12.3%		Ive	115.2	33.4	11	13	54+	Zook silt loam, heavy till, 0 to 2 percent slopes, occasionally flooded, overwash	4.40	0.4%		Ile	164.8	47.8	68	70	
132C2	Weller silty clay loam, 5 to 9 percent slopes, moderately eroded	30.69	3.0%		Ile	80	23.2	59	40	792D2	Armstrong clay loam, 9 to 14 percent slopes, moderately eroded	114.54	11.4%		Ive	88	25.5	5	13	364B	Grundy silty clay loam, 2 to 5 percent slopes	4.38	0.4%		Ile	80	23.2	72	75	
423D2	Bucknell silty clay loam, 9 to 14 percent slopes, moderately eroded	27.71	2.7%		Ive	97.6	28.3	6	13	13B	Zook-Olmitz-Veaser complex, 0 to 5 percent slopes	106.14	10.5%		Ile	200	58	68	53	692D2	Mystic clay loam, 9 to 14 percent slopes, moderately eroded	4.35	0.4%		Ive	88	25.5	10	5	
716	Lawson-Quiver-Nodaway complex, 0 to 2 percent slopes, occasionally flooded	18.05	1.8%		Ile	80	23.2	78		131C2	Pershing silty clay loam, 5 to 9 percent slopes, moderately eroded	95.09	9.4%		Ile	80	23.2	62	45	792C2	Armstrong clay loam, 5 to 9 percent slopes, moderately eroded	4.27	0.4%		Ile	123.2	36.7	24	27	
179E2	Gara clay loam, 14 to 18 percent slopes, moderately eroded	14.25	1.4%		Ive	139.2	40.4	23	33	85F2	Lindley loam, 18 to 25 percent slopes, moderately eroded	79.47	7.9%		Ive	110.4	32	90	8	W	Water	3.83	0.4%			0	0	0	0	
94E2	Mystic-Caleb complex, 14 to 18 percent slopes, moderately eroded	13.90	1.4%		Ive	88	25.5	17	12	425D2	Keewick clay loam, 9 to 14 percent slopes, moderately eroded	77.43	7.7%		Ive	88	25.5	8	12	51	Veaser silt loam, 0 to 2 percent slopes, occasionally flooded	3.43	0.3%		Ile	198.4	57.5	75	71	
54B	Zook silty clay loam, heavy till, 2 to 5 percent slopes, rarely flooded	13.20	1.3%		Ile	177.6	51.5	71	65	179G2	Gara clay loam, 25 to 40 percent slopes, moderately eroded	69.06	6.9%		Ive	96	27.8	5	5	94D2	Mystic-Caleb complex, 9 to 14 percent slopes, moderately eroded	3.69	0.3%		Ive	120	34.8	20	16	
451E2	Caleb loam, 14 to 18 percent slopes, moderately eroded	9.86	1.0%		Ive	139.2	40.4	31	23	85G2	Lindley loam, 25 to 40 percent slopes, moderately eroded	60.20	6.0%		Ive	91.2	26.4	5	5	273B	Olmitz loam, heavy till, 2 to 5 percent slopes	2.41	0.2%		Ile	224	65	81	72	
5021	Orthents, hilly	9.00	0.9%			88	25.5	5	0	34	Zook silty clay loam, heavy till, 0 to 2 percent slopes, occasionally flooded	57.71	5.7%		Ile	164.8	47.8	68	75	1313E2	Munterville silty clay loam, 14 to 18 percent slopes, moderately eroded	2.22	0.2%		Ive	80	23.2	22	5	
29C2	Arlape silty clay loam, 5 to 9 percent slopes, moderately eroded	4.79	0.5%		Ile	80	23.2	62	50											1313F2	Munterville silty clay loam, 18 to 25 percent slopes, moderately eroded	1.83	0.2%		Ive	80	23.2	5	5	
																				482C2	Linleville silt loam, 5 to 9 percent slopes, moderately eroded	1.66	0.2%		Ile	80	23.2	46	31	
																				269	Humeston silty clay loam, 0 to 2 percent slopes, occasionally flooded	1.21	0.1%		Ile	80	23.2	70	58	
																								Weighted Average			112	32.5	31.1	%

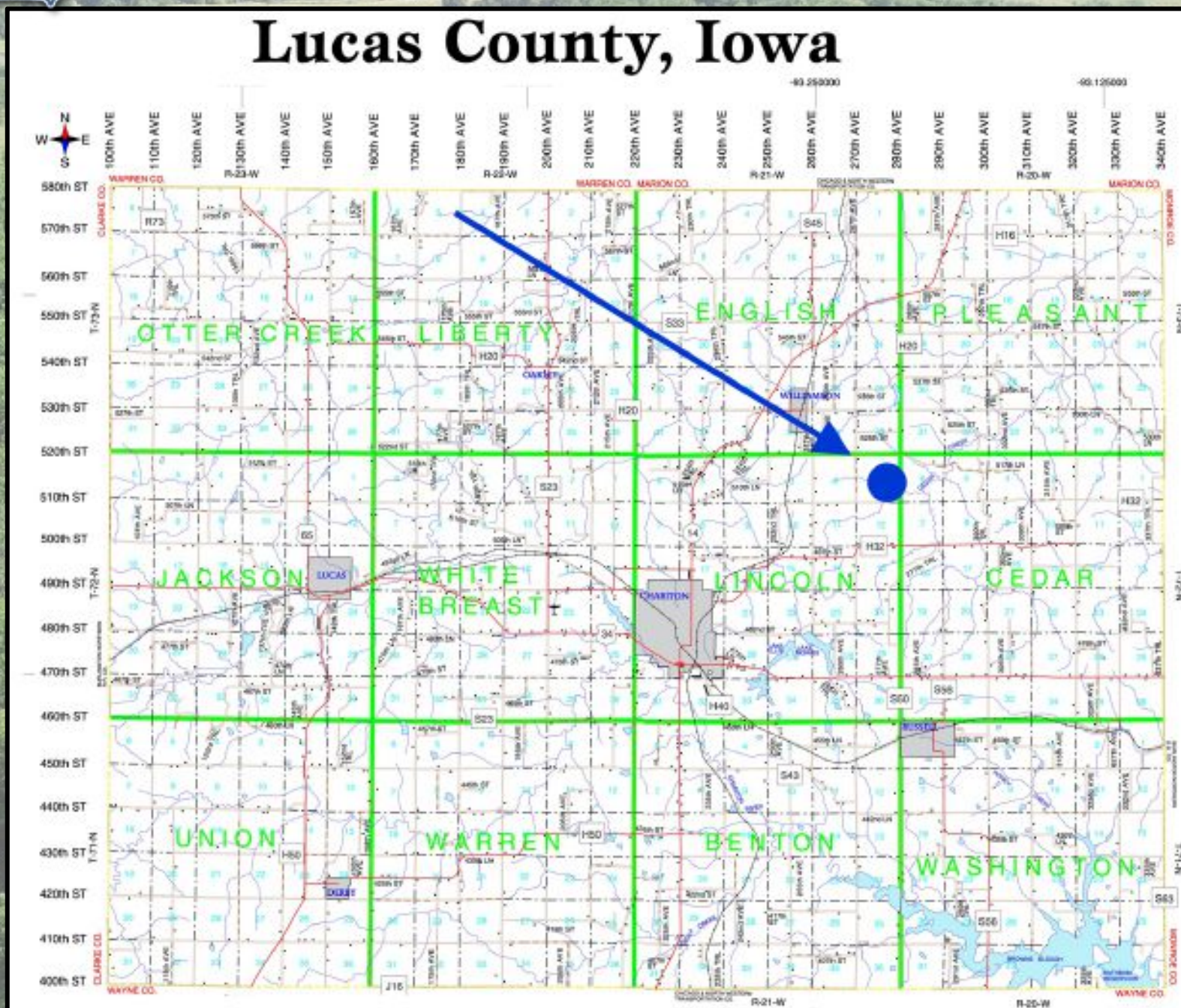


Morales Farm – Lucas Co. 1,022 Gross Acres, ML





Morales Farm – Lucas Co. 1,022 Gross Acres, ML





Morales Farm – Lucas Co. 1,022 Gross Acres, ML

