



For Sale: 226 Taxable Acres, ML Near Nodaway, Taylor Co., Iowa



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Dammann Farm – Taylor Co. 226 Taxable Acres, ML

Asking Price: \$1,028,300.00

Town: Nodaway

State: IA

Taxes: \$3,860 (Taylor Co. Treasurer)

Terms: Cash, Payable Upon Closing

Land Use: 224.18 farmland acres, ML - 118.56 acres are enrolled in the Conservation Reserve Program (CRP), and approximately 100 acres currently utilized as pasture (Taylor County FSA)

Possession: Upon Closing, Contact PPI for additional details

Income: \$36,813.28 total current annual income as follows: CRP income of \$26,913.28; 2021 pasture rental income of \$9,900.00 according to Seller

CRP Description: 31.85 acres enrolled at \$242.36 per acres for an annual payment of \$7,719.16 with an expiration date of 9/2026; 86.71 acres enrolled at \$221.36 per acre for an annual payment of \$19,194.12 with an expiration date of 9/2026. (Taylor County FSA)

FSA Description: Corn Base 1.17, 161 PLC Yield (Taylor County FSA)

CSR Description: CSR2 - 47.5 (Surety Maps)

Comments: Presenting the Dammann Farm. This farm consists of 226 taxable acres and is a great combination farm. The farm includes 118.56 acres of CRP with the remainder in hard-to-find pasture ground. The pasture area has great fences and has been cleaned up nicely. It has good water with a pond and a creek that runs a good amount of water at most times. The CRP will also offer good pheasant hunting potential and the west end of the farm could produce good deer and turkey hunting. There is electric and water near the Northeast corner of the farm and FMTC fiber for tv and internet can be put in at no costs for someone who wants to build a house or a shop on the property. This would make a good investment property with a solid return on investment.

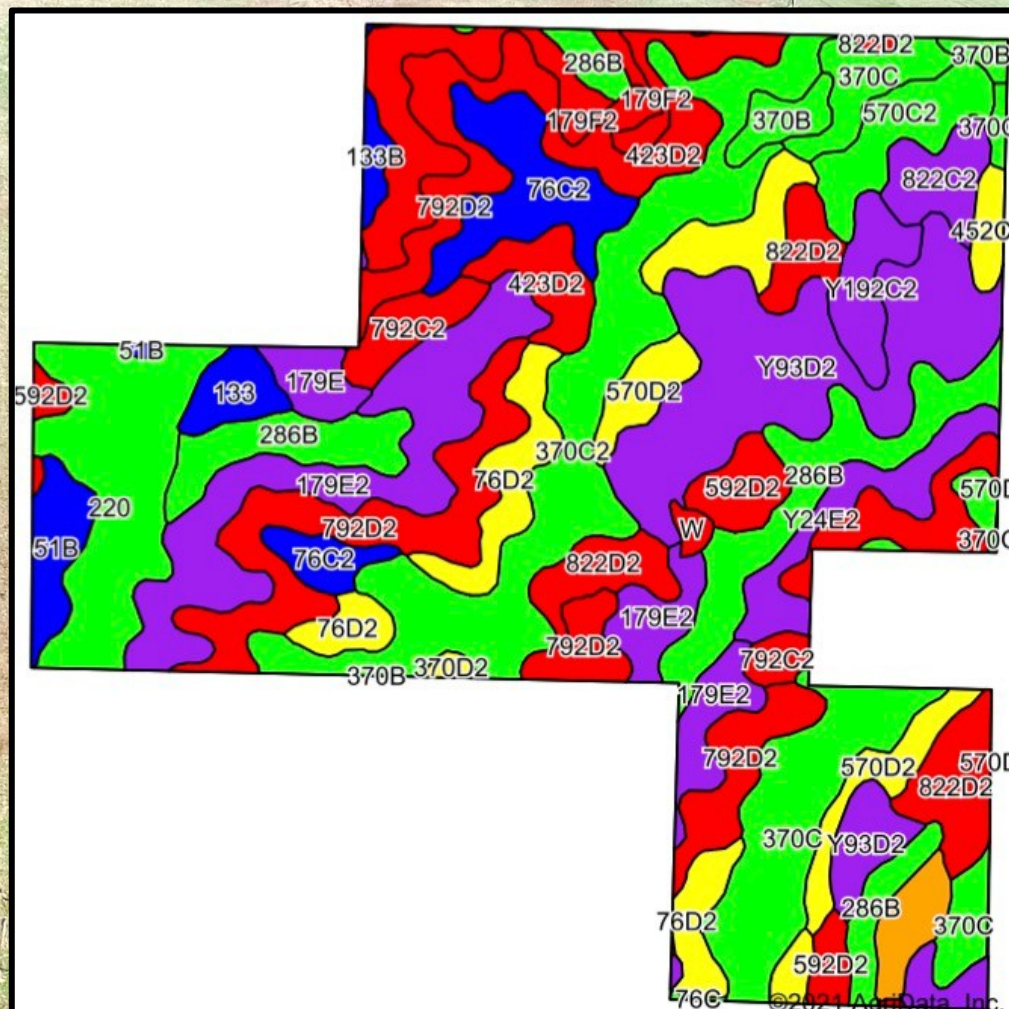
Listing Agent:
Cole Winther
712-621-0966

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

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



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Damman Farm – Taylor Co.

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Soils Data

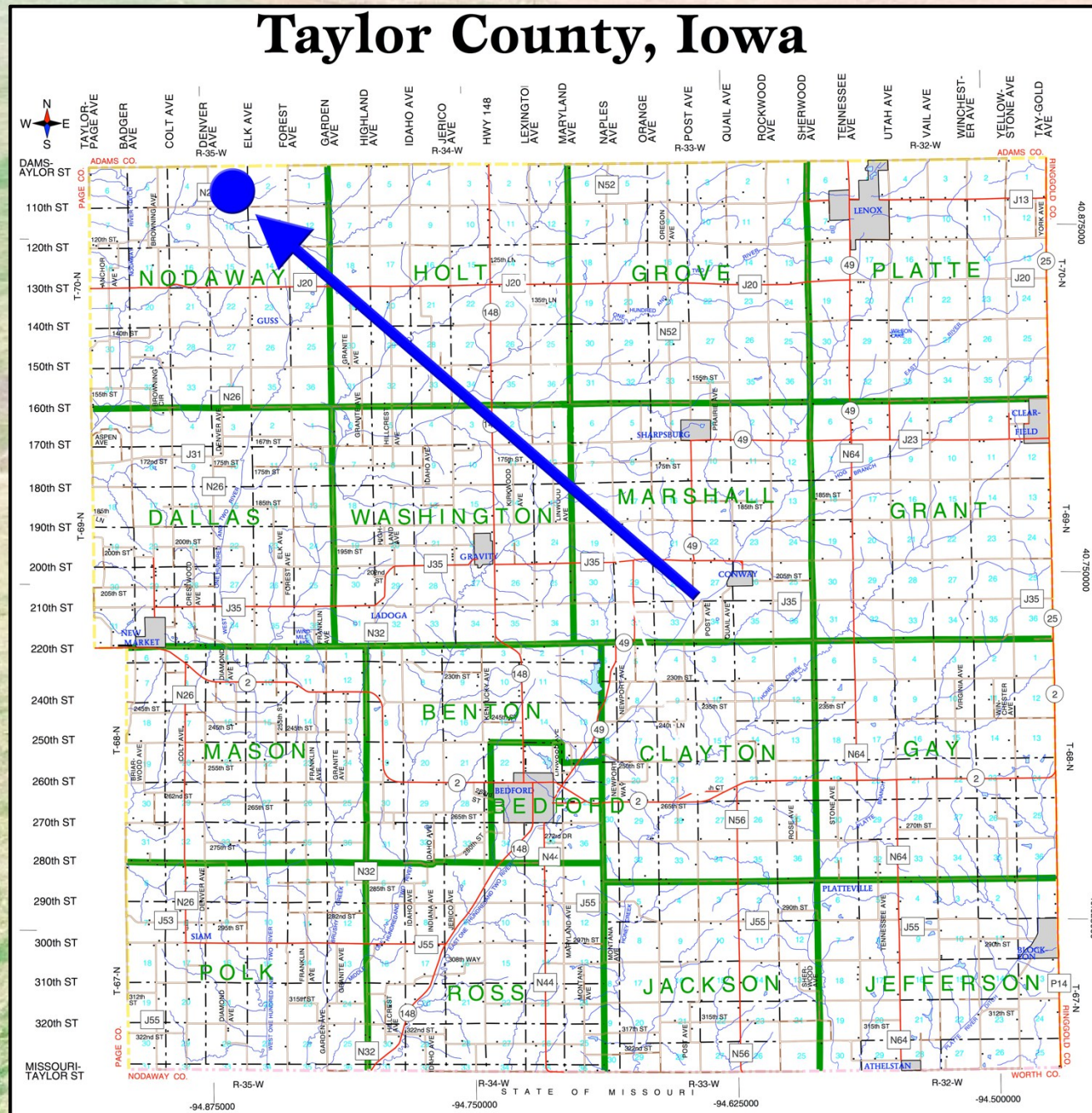
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	*i Corn	*i Alfalfa	*i Soybeans	*i Bluegrass	*i Tall Grasses	CSR2**	CSR
370C2	Sharpsburg silty clay loam, 5 to 9 percent slopes, eroded	22.04	9.8%		Ille	204.8	5.7	59.4	3.7	6.1	80	67
792D2	Armstrong clay loam, 9 to 14 percent slopes, moderately eroded	21.51	9.6%		IVe	88	2.3	25.5	1.6	2.6	5	13
Y93D2	Shelby-Adair clay loams, dissected till plain, 9 to 14 percent slopes, eroded	21.07	9.4%		Ille	0	0	0	0	0	35	
179E2	Gara loam, dissected till plain, 14 to 18 percent slopes, eroded	18.50	8.3%		Vle	139.2	3.9	40.4	2.5	4.2	32	33
286B	Colo-Judson-Nodaway complex, 0 to 5 percent slopes	16.20	7.2%		Ilw	216	4.5	62.6	3.9	6.5	80	65
370C	Sharpsburg silty clay loam, 5 to 9 percent slopes	16.08	7.2%		Ille	209.6	5.9	60.8	3.8	6.3	81	72
220	Nodaway silt loam, 0 to 2 percent slopes,	12.69	5.7%		Ilw	211.2	5.9	61.2	3.8	6.3	82	85
822D2	Lamoni silty clay loam, 9 to 14 percent slopes, eroded	9.14	4.1%		IVe	100.8	2.6	29.2	1.8	3	10	15
570D2	Nira silty clay loam, 9 to 14 percent slopes, eroded	8.67	3.9%		Ille	158.4	4.4	45.9	2.9	4.8	55	54
76C2	Ladoga silty clay loam, dissected till plain, 5 to 9 percent slopes, eroded	8.60	3.8%		Ille	192	5.4	55.7	3.5	5.8	75	62
423D2	Bucknell silty clay loam, 9 to 14 percent slopes, moderately eroded	8.02	3.6%		IVe	97.6	2.5	28.3	1.8	2.9	6	13
179F2	Gara loam, dissected till plain, 18 to 25 percent slopes, eroded	7.98	3.6%		Vle	115.2	3.2	33.4	2.1	3.5	16	13
76D2	Ladoga silty clay loam, 9 to 14 percent slopes, eroded	7.88	3.5%		Ille	163.2	4.6	47.3	2.9	4.9	50	52
Y192C2	Adair clay loam, dissected till plain, 5 to 9 percent slopes, eroded	4.70	2.1%		Ille	0	0	0	0	0	33	
Y24E2	Shelby clay loam, dissected till plain, 14 to 18 percent slopes, eroded	4.60	2.1%		IVe	0	0	0	0	0	35	
570C2	Nira silty clay loam, dissected till plain, 5 to 9 percent slopes, eroded	4.60	2.1%		Ille	187.2	5.2	54.3	3.4	5.6	81	64

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
592D2	Mystic silt loam, 9 to 14 percent slopes, moderately eroded	4.38	2.0%		IVe	88	2.3	25.5	1.6	2.6	9	5
Y192D2	Adair clay loam, dissected till plain, 9 to 14 percent slopes, eroded	3.70	1.7%		IVe	0	0	0	0	0	16	
792C2	Armstrong clay loam, 5 to 9 percent slopes, moderately eroded	3.65	1.6%		Ille	123.2	3.2	35.7	2.2	3.7	24	27
822C2	Lamoni silty clay loam, 5 to 9 percent slopes, eroded	3.17	1.4%		Ille	129.6	3.4	37.6	2.3	3.9	32	30
51B	Vesser silt loam, 2 to 5 percent slopes, rarely flooded	3.10	1.4%		Ilw	190.4	4	55.2	3.4	5.7	75	65
370B	Sharpsburg silty clay loam, 2 to 5 percent slopes	2.44	1.1%		Ille	225.6	6.3	65.4	4.1	6.8	91	87
Y24D2	Shelby clay loam, dissected till plain, 9 to 14 percent slopes, eroded	2.38	1.1%		Ille	0	0	0	0	0	49	
133	Colo silty clay loam, deep loess, 0 to 2 percent slopes, occasionally flooded	2.23	1.0%		Ilw	204.8	4.3	59.4	3.7	6.1	78	80
179E	Gara loam, dissected till plain, 14 to 18 percent slopes	2.05	0.9%		Vle	144	4	41.8	2.6	4.3	37	35
452C2	Lineville silt loam, 5 to 9 percent slopes, moderately eroded	1.32	0.6%		Ille	80	2.1	23.2	1.4	2.4	53	31
W	Water	1.16	0.5%			0	0	0	0	0	0	0
133B	Colo silty clay loam, dissected till plain, 2 to 5 percent slopes, occasionally flooded	1.02	0.5%		Ilw	196.8	4.1	57.1	3.5	5.9	74	75
370D	Sharpsburg silty clay loam, 9 to 14 percent slopes	0.86	0.4%		Ille	164.8	4.6	47.8	3	4.9	59	62
370D2	Sharpsburg silty clay loam, 9 to 14 percent slopes, eroded	0.38	0.2%		Ille	164.8	4.6	47.8	3	4.9	54	57
76C	Ladoga silt loam, dissected till plain, 5 to 9 percent slopes	0.09	0.0%		Ille	196.8	5.5	57.1	3.5	5.9	80	67
Weighted Average						133.8	3.5	38.8	2.4	4	47.5	.*





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