



**For Sale: 197.58 Taxable Acres, ML
Taylor Co., near Gravity, Iowa**



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.



Stoneberger Farm – Taylor Co., IA

197.58 Taxable Acres, ML

Asking Price: \$1,126,206.00

Town: Gravity

County: Taylor

State: IA

Taxes: \$4,610 annually (Taylor Co. Treasurer)

Terms: Cash, payable at closing

Land Use: FSA shows 198.26 farmland acres, with 158.69 cropland acres, of which there are 76.36 acres of effective cropland and 82.33 acres in CRP. (Taylor Co. FSA)

Possession: Upon closing

CRP Description: The total annual payment is \$15,458.00 as follows: 51.08 acres enrolled at \$165.00 per acre for an annual payment of \$8,428.00, with an expiration date of 9/2030; 15.47 acres at \$167.00 per acre for an annual payment of \$2,583.00, with an expiration of 9/2030; 7.87 acres at \$263.56 per acre for an annual payment of \$2,074.00, with an expiration of 9/2027; 7.91 acres enrolled at \$300.00 per acre for an annual payment of \$2,373.00, with an expiration date of 9/2032. (Taylor Co. FSA)

FSA Description: Farm #5644: Corn Base 9.6, 101 PLC Yield; Soybean Base 9.9, PLC Yield 36; Farm #1396: Corn Base 48.1, PLC Yield 86; Oats Base 0, PLC Yield 0 (Taylor Co. FSA)

CSR Description: CSR2- 66.7 (Surety Maps)

Comments: Presenting the Stoneberger 198 Farm! 198 total acres with 82.38 acres in CRP program and 76 acres are currently being cash rented for the upcoming crop season. Remainder of acres is a nice mix of timber and river & creeks. Several nice stand/blind locations for hunting whitetail deer & turkeys. Seller will consider splitting property. Contact Listing Agent Tom Miller at 641-333-2705 for more information!

Listing Agent:
Tom Miller
712-621-1281



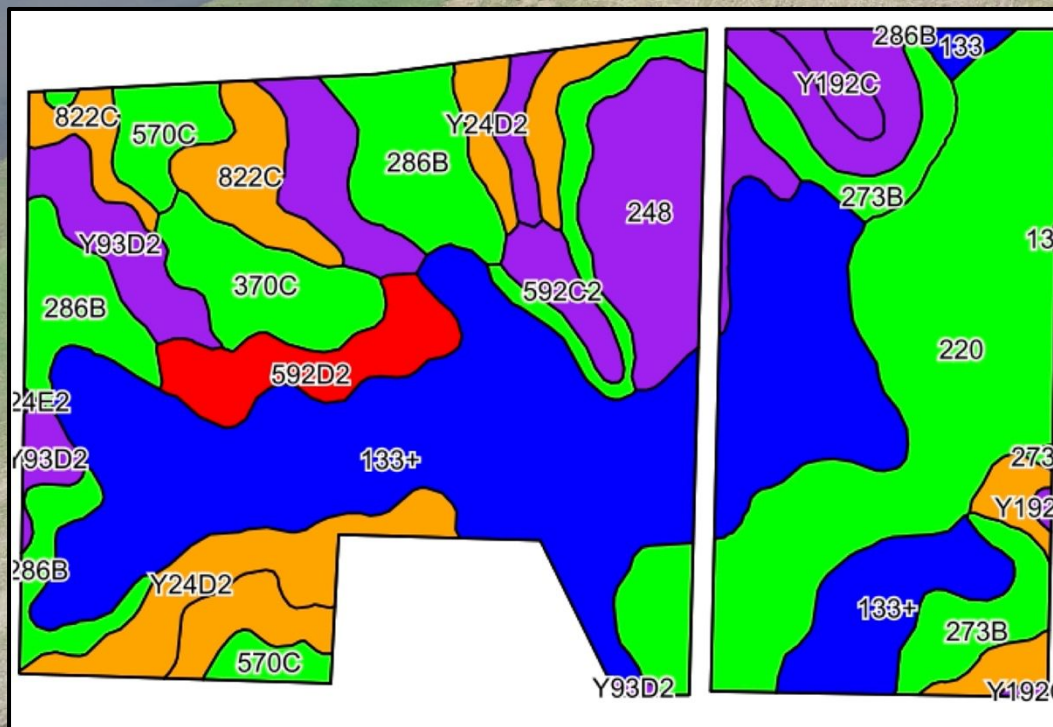
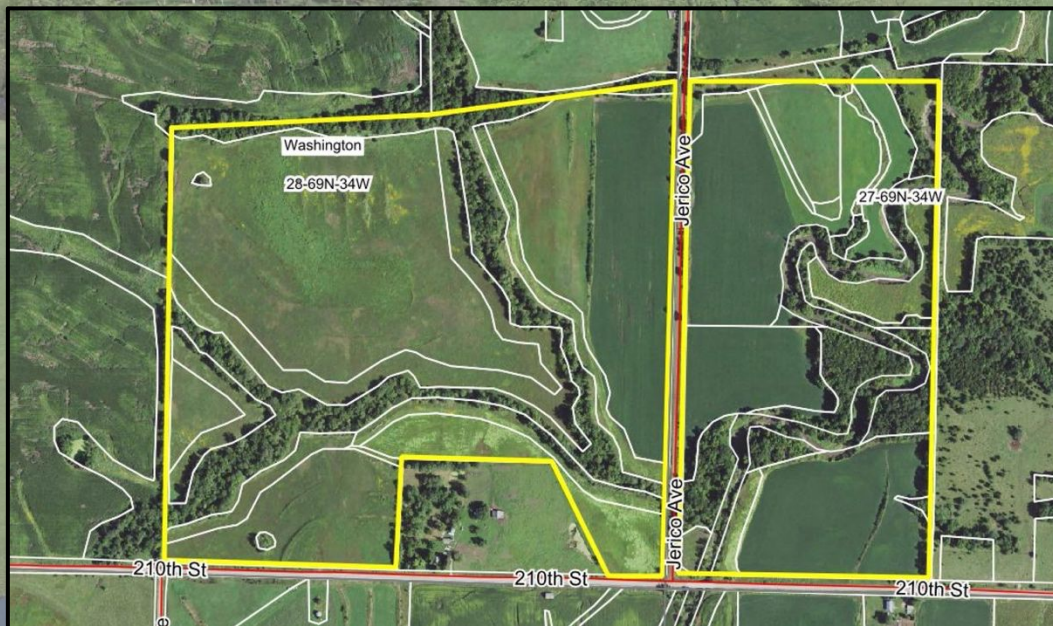
PPI, Inc. Office Location:
500 W. Temple St
Lenox, IA 50851

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



Stoneberger Farm – Taylor Co., IA

197.58 Taxable Acres, ML





Stoneberger Farm – Taylor Co., IA

197.58 Taxable Acres, ML

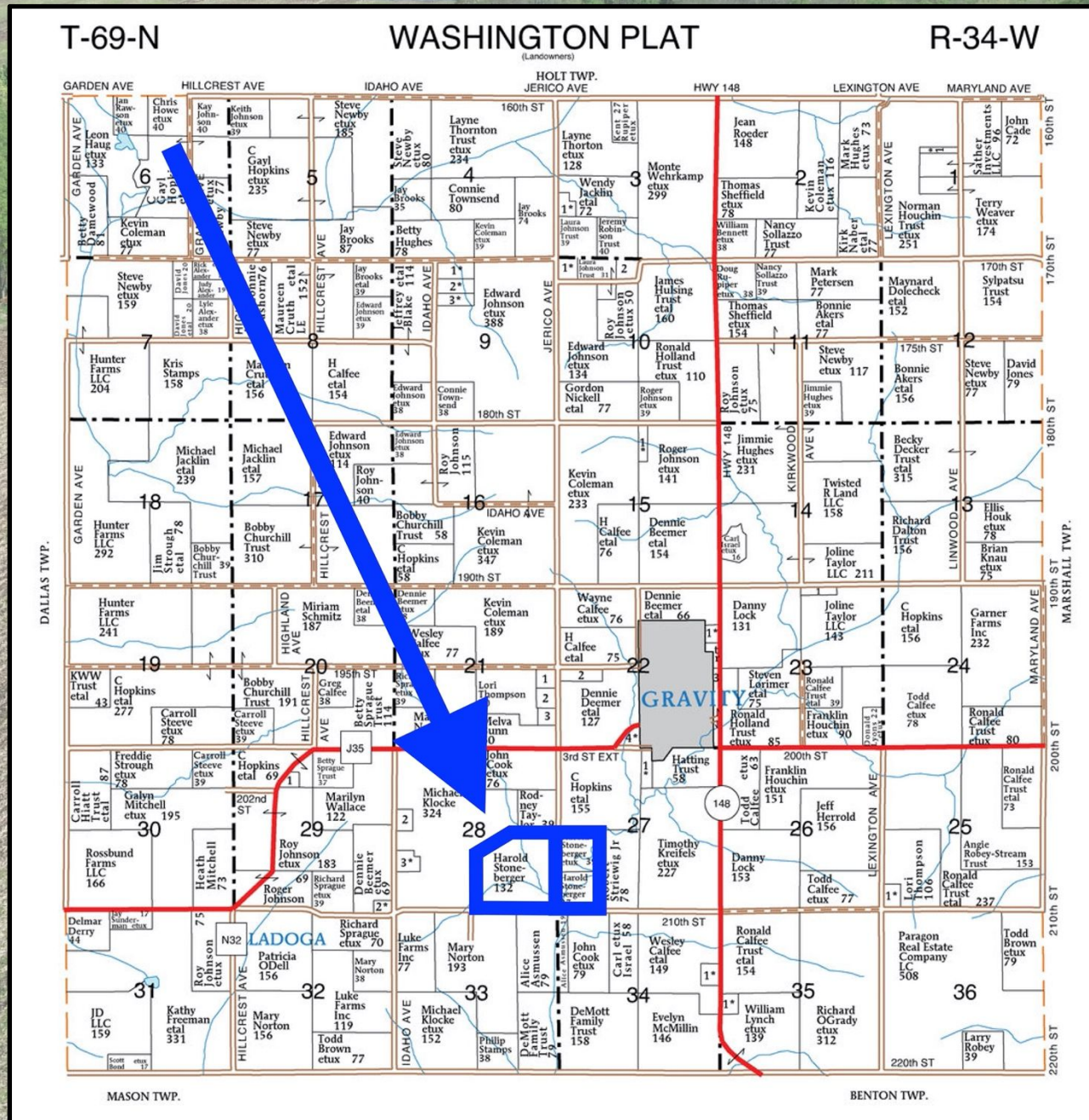
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	*i Corn	*i Alfalfa	*i Soybeans	*i Bluegrass	*i Tall Grasses	CSR2**	CSR
133+	Colo silt loam, deep loess, 0 to 2 percent slopes, overwash, occasionally flooded	60.86	30.4%		Ilw	204.8	4.3	59.4	3.7	6.1	78	85
220	Nodaway silt loam, 0 to 2 percent slopes, occasionally flooded	35.11	17.6%		Ilw	211.2	5.9	61.2	3.8	6.3	82	85
Y93D2	Shelby-Adair clay loams, dissected till plain, 9 to 14 percent slopes, eroded	15.62	7.8%		Ille	0	0	0	0	0	35	
286B	Colo-Judson-Nodaway complex, 0 to 5 percent slopes	15.27	7.6%		Ilw	216	4.5	62.6	3.9	6.5	80	65
Y24D2	Shelby clay loam, dissected till plain, 9 to 14 percent slopes, eroded	13.89	6.9%		Ille	0	0	0	0	0	49	
273B	Olmitz loam, 2 to 5 percent slopes	12.91	6.5%		Ille	224	6.3	65	4	6.7	89	72
248	Wabash silty clay loam, 0 to 1 percent slopes	11.97	6.0%		Ilw	177.6	3.7	51.5	3.2	5.3	37	60
822C	Lamoni silty clay loam, 5 to 9 percent slopes	9.69	4.8%		Ille	134.4	3.5	39	2.4	4	42	35

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
370C	Sharpsburg silty clay loam, 5 to 9 percent slopes	6.49	3.2%		Ille	209.6	5.9	60.8	3.8	6.3	81	72
592D2	Mystic silt loam, 9 to 14 percent slopes, moderately eroded	6.27	3.1%		IVe	88	2.3	25.5	1.6	2.6	9	5
570C	Nira silty clay loam, dissected till plain, 5 to 9 percent slopes	4.98	2.5%		Ille	192	5.4	55.7	3.5	5.8	84	69
592C2	Mystic silt loam, 5 to 9 percent slopes, moderately eroded	2.46	1.2%		Ille	115.2	3	33.4	2.1	3.5	30	20
Y192C2	Adair clay loam, dissected till plain, 5 to 9 percent slopes, eroded	1.82	0.9%		Ille	0	0	0	0	0	33	
Y192C	Adair clay loam, dissected till plain, 5 to 9 percent slopes	1.75	0.9%		Ille	0	0	0	0	0	36	
133	Colo silty clay loam, deep loess, 0 to 2 percent slopes, occasionally flooded	0.87	0.4%		Ilw	204.8	4.3	59.4	3.7	6.1	78	80
Y24E2	Shelby clay loam, dissected till plain, 14 to 18 percent slopes, eroded	0.07	0.0%		IVe	0	0	0	0	0	35	
Weighted Average						164.1	3.9	47.6	3	4.9	66.7	*-



Stoneberger Farm – Taylor Co., IA

197.58 Taxable Acres, ML



[illegible]



Stoneberger Farm – Taylor Co., IA

197.58 Taxable Acres, ML

