



For Sale: Est. 153 Acres, ML (Subj. to Surv)
Page County, near Stanton, Iowa



Call 641-333-2705 or visit southwestiowaland.com

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Voss Farm – Page Co., IA Estimated 153 Acres, ML (Subject to Survey)

Asking Price: \$1,500,000.00

Town: Stanton

County: Page

State: IA

Taxes: TBD following survey

Terms: Cash, payable at closing

Land Use: FSA shows 155.27 farmland acres, with 121.33 effective cropland acres, remainder in pasture.

(Page Co. FSA) (Subject to survey)

Possession: Upon closing

FSA Description: Corn Base 64.96, 160 PLC Yield; Soybean Base 50.96, PLC Yield 47; Oat Base .11, PLC Yield 49.

(Page Co. FSA)

CSR Description: CSR2- 67.4 (Surety Maps)

Comments: Presenting the Voss Farm located in an extremely strong agricultural area between Stanton and Clarinda, just off the Bethesda Road (M63)! There will be a survey of the homesite and approximately 2-3 acres, creating a subject property consisting of approximately 153 acres, ml. With a CSR2 average near 70 and with the excellent conservation investments to improve drainage, this farm has excellent production qualities. This farm also has some excellent pasture acres for the cattleman, or the current pasture is certainly a high-end candidate for crop conversion to potentially add to the value of this already excellent property. This farm will command huge demand and likely won't be on the market long! Give us a call today to schedule your private showing! Contact Listing Agent Tom Miller at 641-333-2705 for more information!

Listing Agent:
Tom Miller
712-621-1281



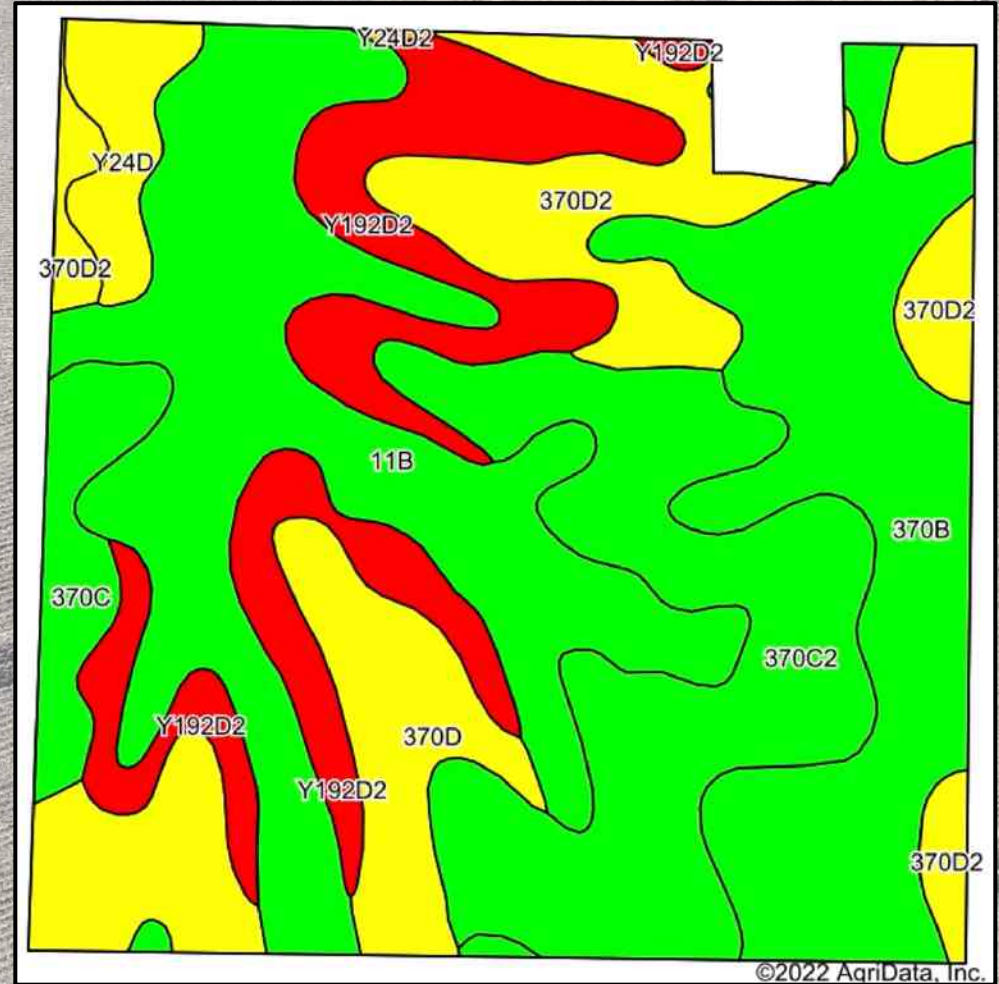
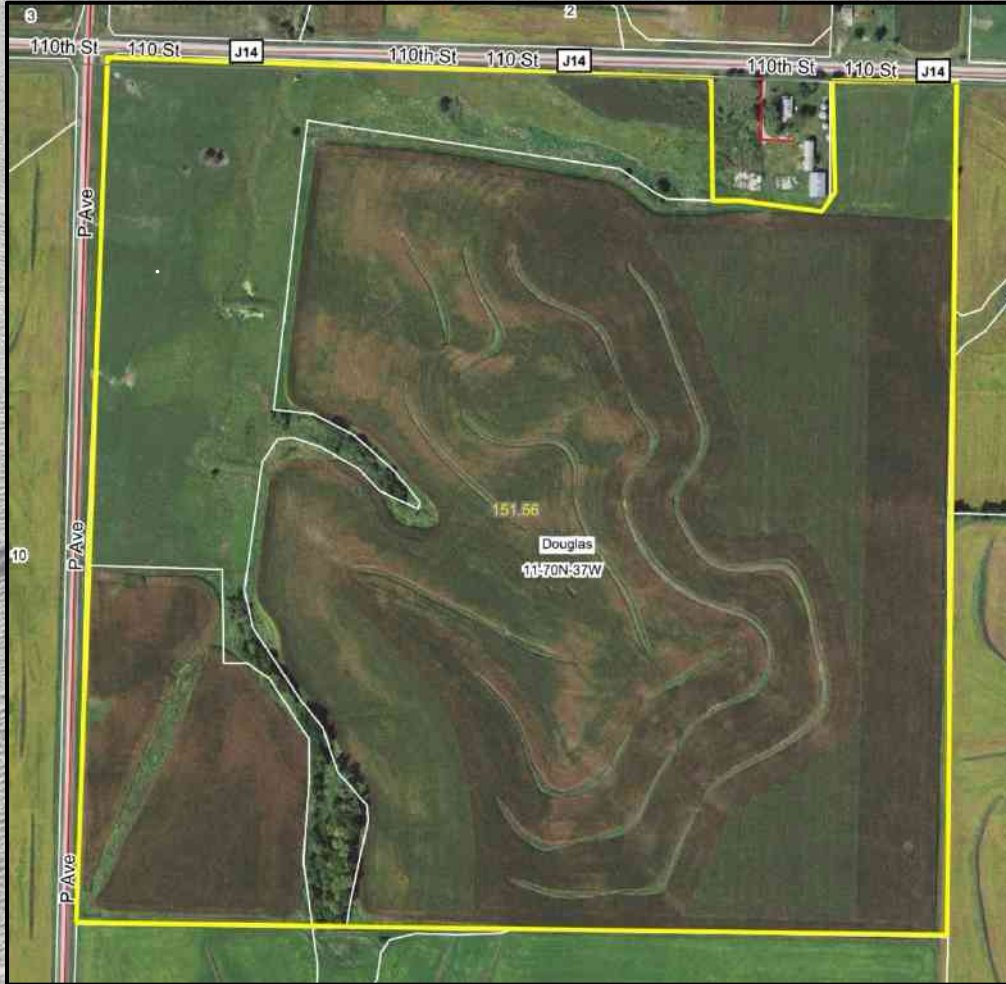
PPI, Inc. Office Location:
500 W. Temple St
Lenox, IA 50851

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



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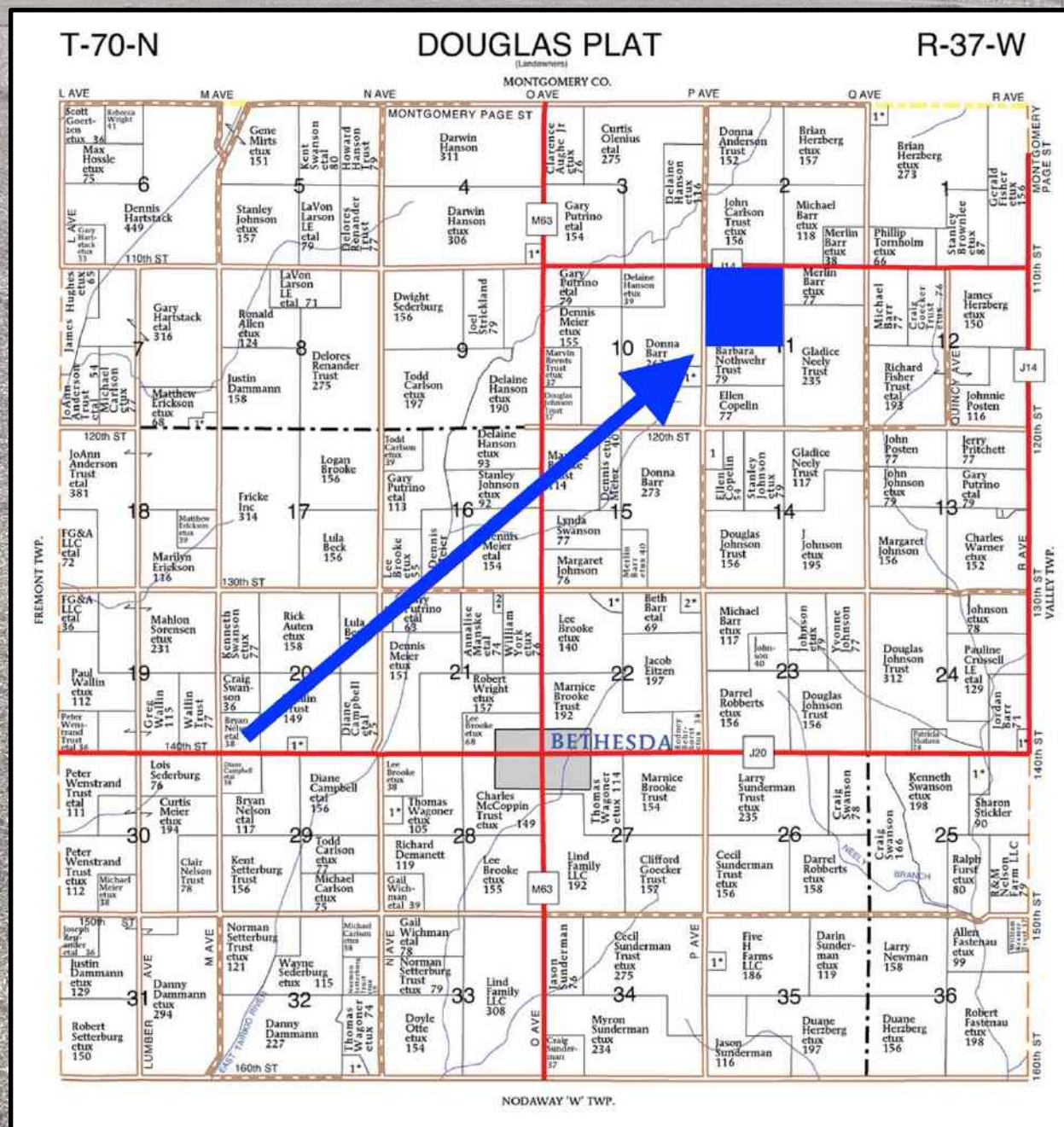
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Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	*i Corn Bu	*i Alfalfa Tons	*i Soybeans Bu	*i Bluegrass Tons	*i Tall Grasses Tons	CSR2**	CSR
11B	Colo-Judson silty clay loams, 0 to 5 percent slopes, occasionally flooded	35.54	23.4%		IIw	216	4.5	62.6	3.9	6.5	80	65
370B	Sharpsburg silty clay loam, 2 to 5 percent slopes	27.40	18.1%		IIe	225.6	6.3	65.4	4.1	6.8	91	85
370C2	Sharpsburg silty clay loam, 5 to 9 percent slopes, eroded	26.68	17.6%		IIle	204.8	5.7	59.4	3.7	6.1	80	65
Y192D2	Adair clay loam, dissected till plain, 9 to 14 percent slopes, eroded	21.14	13.9%		IVe	0	0	0	0	0	16	
370D2	Sharpsburg silty clay loam, 9 to 14 percent slopes, eroded	16.91	11.2%		IIle	164.8	4.6	47.8	3	4.9	54	55
370D	Sharpsburg silty clay loam, 9 to 14 percent slopes	14.55	9.6%		IIle	185.6	5.2	53.8	3.3	5.6	59	60
370C	Sharpsburg silty clay loam, 5 to 9 percent slopes	5.20	3.4%		IIle	209.6	5.9	60.8	3.8	6.3	81	70
Y24D	Shelby loam, dissected till plain, 9 to 14 percent slopes	3.99	2.6%		IIle	0	0	0	0	0	52	
Y24D2	Shelby clay loam, dissected till plain, 9 to 14 percent slopes, eroded	0.15	0.1%		IIle	0	0	0	0	0	49	
Weighted Average					2.72	170.9	4.4	49.5	3.1	5.1	67.4	*-



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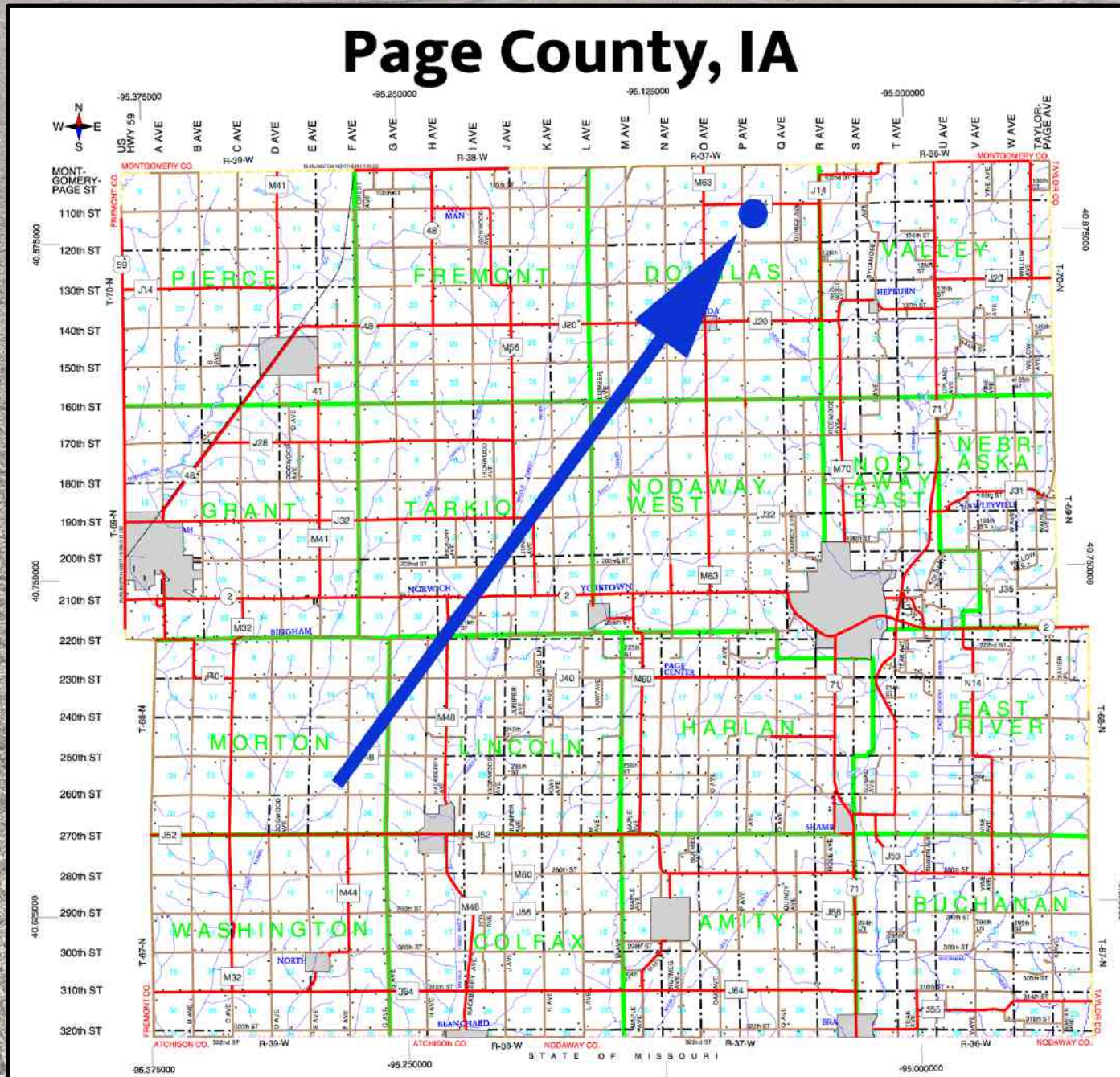
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