



For Sale: 94.69 Taxable Acres, ML
Near Clarinda, Page Co., Iowa



EQUAL HOUSING
OPPORTUNITY

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L Kent Farm – Page Co. 94.69 Taxable Acres, ML

Asking Price: \$699,000.00

Town: Clarinda

State: IA

Taxes: \$2,362 Annually (Page Co. Treasurer)

Terms: Cash, Payable Upon Closing

Land Use: Of 94.45 farmland acres, ML, 49.13 cropland acres – 46.16 acres are enrolled in the Conservation Reserve Program (CRP) (Page Co. FSA)

Possession: Upon Closing

Income: CRP income of \$10,147.00 (U.S. Department of Agriculture), with potential for added income via the hay/pasture areas, recreational, and/or dwelling.

CRP Description: 46.16 acres enrolled at \$219.83 per acre for an annual payment of \$10,147.00 with an expiration date of 9/2026. (Page Co. FSA)

FSA Description: Corn Base 1.46, 144 PLC Yield; Oats Base 0.0 , 0 PLC Yield; Wheat Base 0.0, 0 PLC Yield (Page Co. FSA)

CSR Description: CSR2 – 63.4 (Surety Maps)

Dwelling: 2 Bedroom, 1 bath, 792 sq. ft. w/ 3 car detached garage, built 1900 (Page Co. Assessor)

Outbuildings: 2 Grain Bins, Morton Building, Pole Barn Shed (Page Co. Assessor)

Comments: Presenting the L. Kent Farm and Home just outside of Clarinda, Iowa. This farm consists of 94.69 taxable acres and is a great combination farm. The farm includes 46.16 acres of CRP with the remainder in hard-to-find hay/pasture and quality timber. In addition to the solid income, the CRP acres and timber acres will also offer good recreation potential. There is a very nice home on the property along with a 3 car detached garage, a large machine building and 2 nice grain bins. This farm is a must for any one looking for a great place in the country that can produce some income and provide great outdoor recreation potential. Give Listing Agent Tom Miller a call today schedule your private showing of this excellent property!

Listing Agent:
Tom Miller
712-621-1281

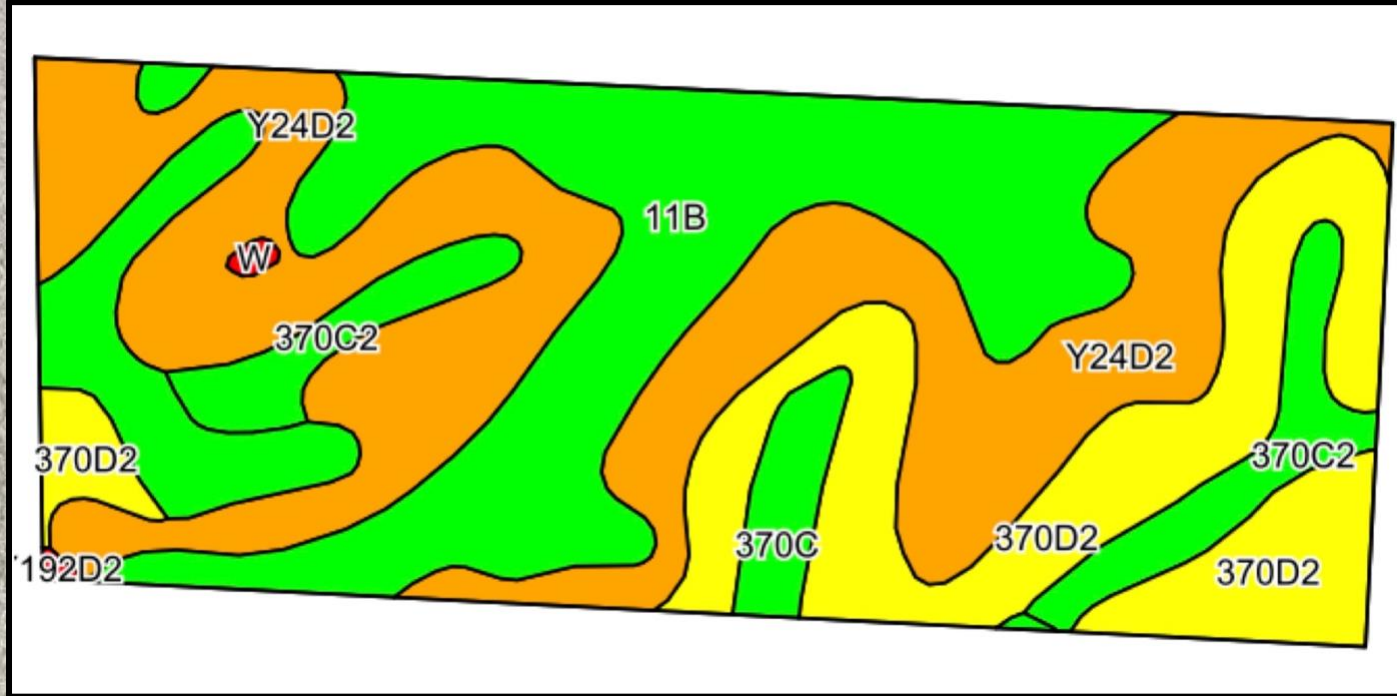


PPI, Inc. Office Location:
500 W. Temple St
Lenox, IA 50851

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



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L Kent Farm – Page Co.

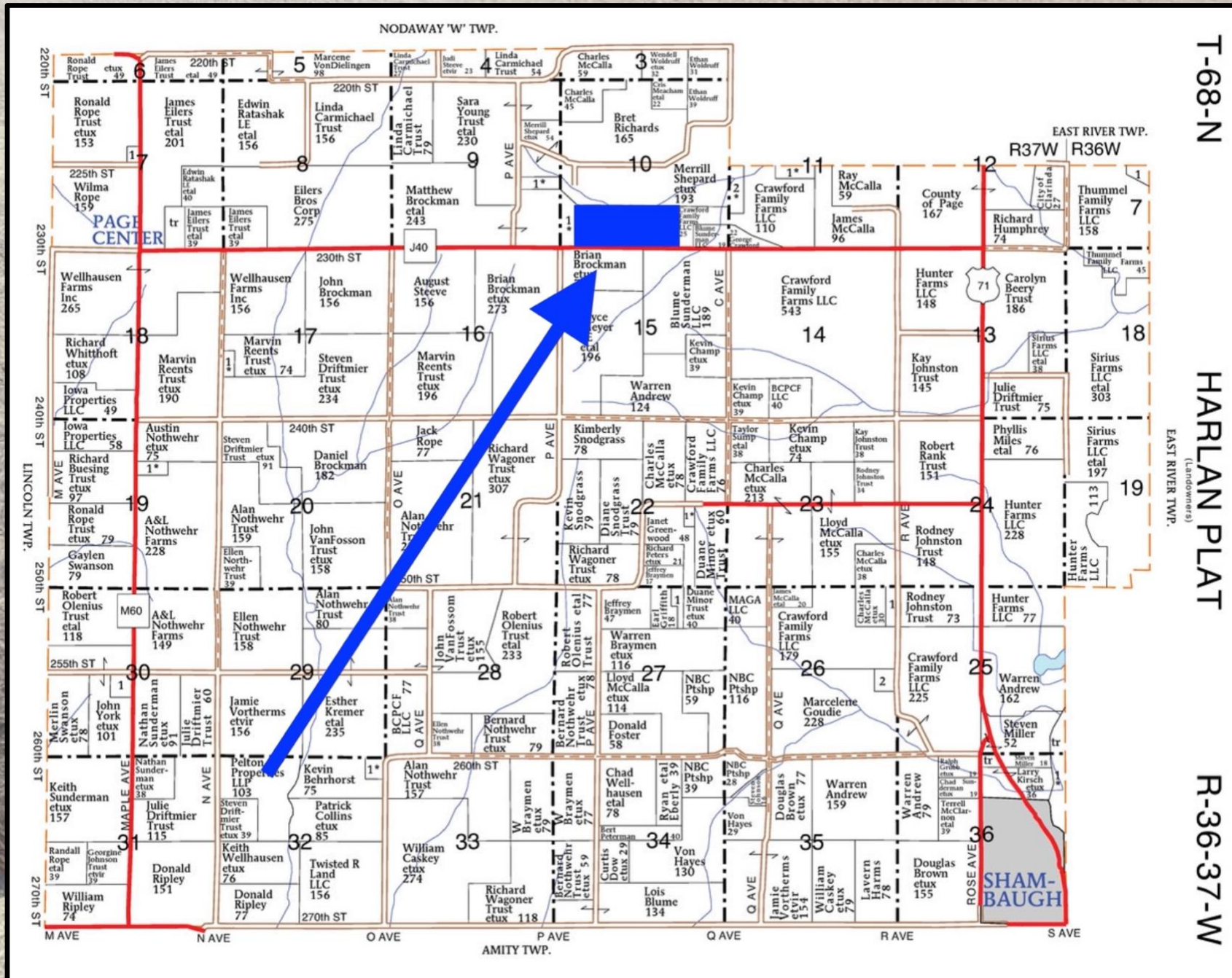
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Soils Data

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
Y24D2	Shelby clay loam, dissected till plain, 9 to 14 percent slopes, eroded	34.98	37.3%		Ille	0.0	0.0	0.0	0.0	0.0	49	
11B	Colo-Judson silty clay loams, 0 to 5 percent slopes, occasionally flooded	24.80	26.5%		Ilw	216.0	4.5	62.6	3.9	6.5	80	65
370D2	Sharpsburg silty clay loam, 9 to 14 percent slopes, eroded	19.74	21.1%		Ille	164.8	4.6	47.8	3.0	4.9	54	55
370C2	Sharpsburg silty clay loam, 5 to 9 percent slopes, eroded	6.37	6.8%		Ille	204.8	5.7	59.4	3.7	6.1	80	65
370B	Sharpsburg silty clay loam, 2 to 5 percent slopes	5.28	5.6%		Ile	225.6	6.3	65.4	4.1	6.8	91	85
370C	Sharpsburg silty clay loam, 5 to 9 percent slopes	2.23	2.4%		Ille	209.6	5.9	60.8	3.8	6.3	81	70
W	Water	0.17	0.2%			0.0	0.0	0.0	0.0	0.0	0	0
Y192D2	Adair clay loam, dissected till plain, 9 to 14 percent slopes, eroded	0.11	0.1%		IVe	0.0	0.0	0.0	0.0	0.0	16	
Weighted Average					2.67	123.5	3	35.8	2.2	3.7	63.4	*-

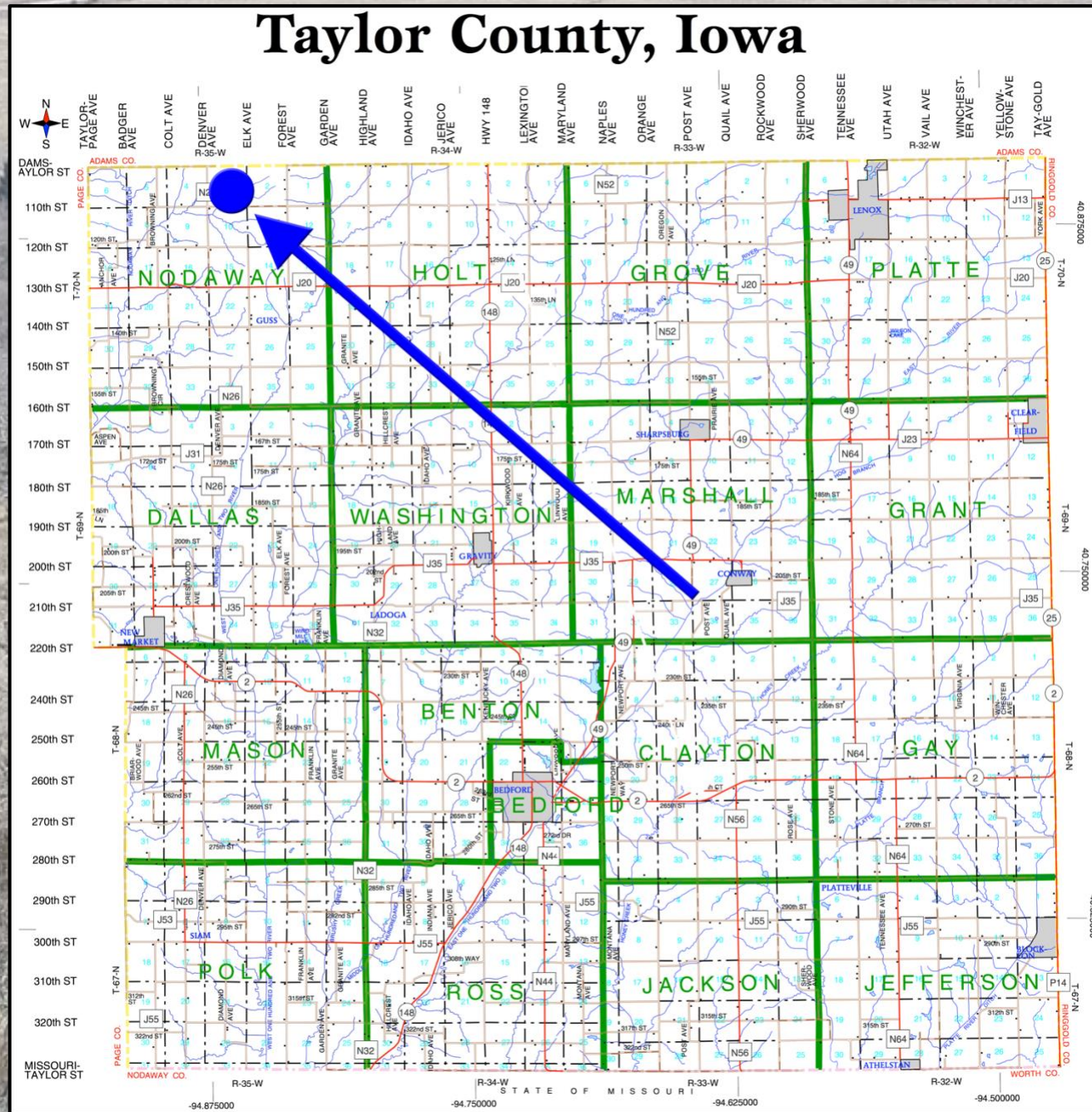


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