



For Sale: Est. 114.5 Acres, ML, Adams Co.
Near Nodaway, IA (Subj to Survey)



Call 641-333-2705 or visit southwestiowaland.com

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Narigon Douglas Farm – Adams Co., IA Estimated 114.5 Acres, ML (subj to survey)

Asking Price: \$650,000.00

Town: Nodaway

County: Adams

State: IA

Taxes: TBD Following Survey (with homesite, annual total taxes for 116 acres is \$2,832/yr per Treasurer)

Terms: Cash, payable at closing

Land Use: FSA shows 116.15 farmland acres (subject to survey), with 99.33 effective cropland acres with 43.5 currently in pasture. (Adams County FSA)

Possession: Upon closing

FSA Description: Corn Base 37.06, 98 PLC Yield; Soybean Base 36.54, PLC Yield 30. (Adams County FSA)

CSR Description: CSR2- 53.9 (Surety Maps)

Comments: Preferred Properties of Iowa, Inc., is proud to present the Narigon Douglas Farm – a farm that features excellent pasture, which remains in very strong demand, along with quality row crop acres that would make an excellent addition to any operation or farm portfolio. With a CSR2 average well-above 50, the soils on this property can provide productivity for both crop and pasture grasses. In addition, this farm has some wooded areas that may offer some outdoor recreation/hunting characteristics or it could offer the opportunity to add crop or pasture acres as well. This farm has a great deal of potential for any new owner! Contact Listing Agent Tom Miller to day to schedule your private showing of this fantastic farm property!

Listing Agent:
Tom Miller
712-621-1281

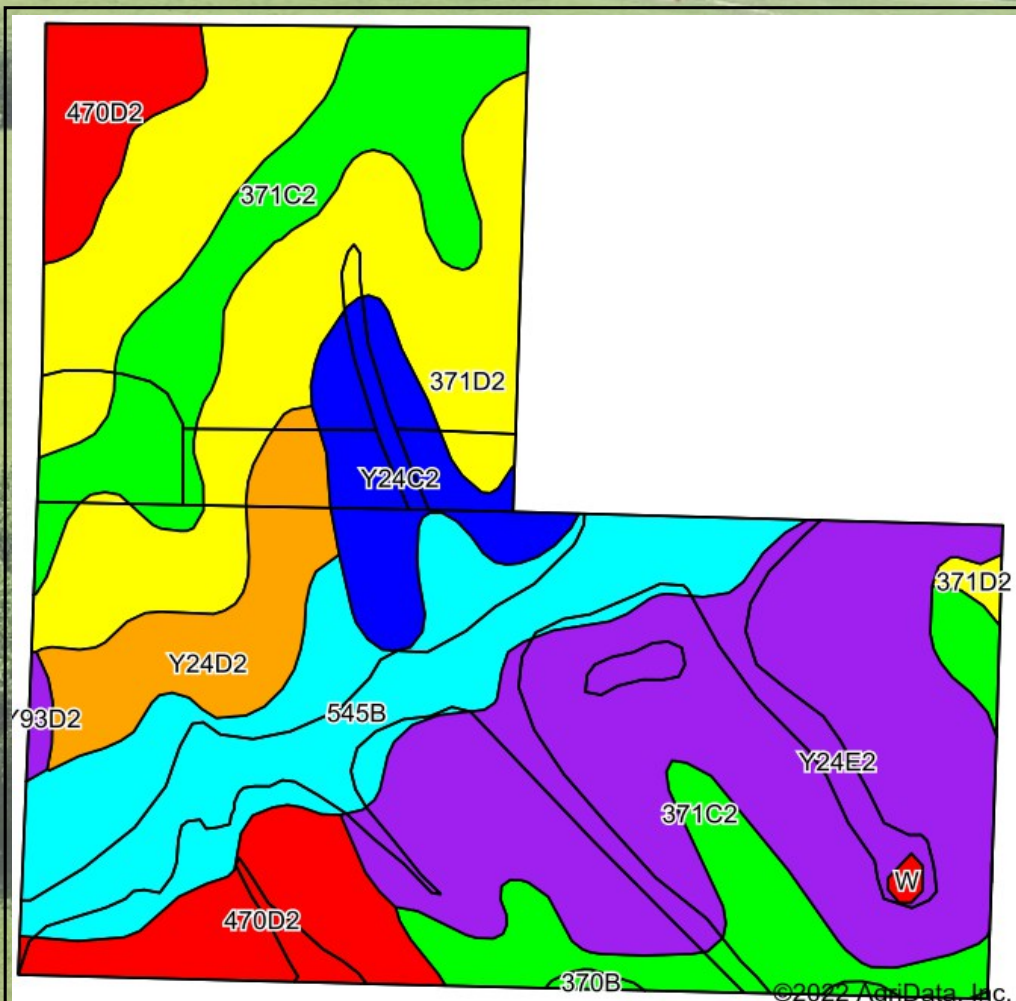


PPI, Inc. Office Location:
500 W. Temple St
Lenox, IA 50851
Dan Zech, Broker/Owner
Brennan Kester, Broker Assoc./Owner
Mark Pearson, Agent/Owner



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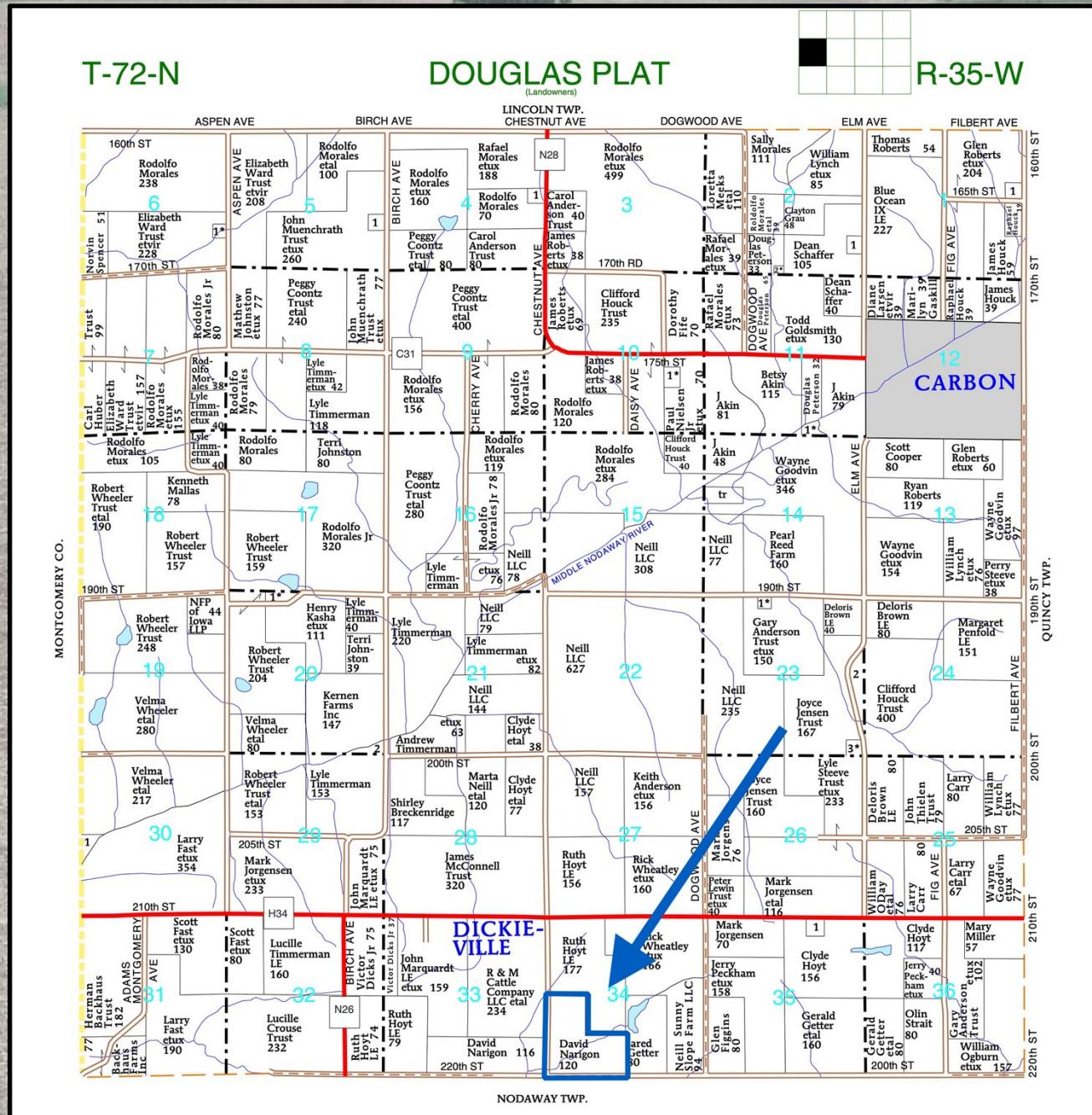
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Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	*i Corn Bu	*i Alfalfa Tons	*i Soybeans Bu	*i Bluegrass Tons	*i Tall Grasses Tons	CSR2**	CSR	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans
Y24E2	Shelby clay loam, dissected till plain, 14 to 18 percent slopes, eroded	31.60	27.2%		IVe	0.0	0.0	0.0	0.0	0.0	35		70	70	51	49
371D2	Sharpsburg-Nira silty clay loams, 9 to 14 percent slopes, eroded	23.58	20.3%		IIIe	176.0	4.9	51.0	3.2	5.3	57	54	78	78	64	63
371C2	Sharpsburg-Nira silty clay loams, 5 to 9 percent slopes, eroded	18.89	16.3%		IIIe	168.0	4.7	48.7	3.0	5.0	83	64	82	82	67	67
545B	Zook-Ely-Gullied land complex, 2 to 5 percent slopes	17.75	15.3%		Ile	177.6	3.7	51.5	3.2	5.3	64	52	9	8	8	8
470D2	Lamoni-Shelby complex, 9 to 14 percent slopes, moderately eroded	10.37	8.9%		IVe	134.4	3.5	39.0	2.4	4.0	26	25	65	65	53	47
Y24D2	Shelby clay loam, dissected till plain, 9 to 14 percent slopes, eroded	6.60	5.7%		IIIe	0.0	0.0	0.0	0.0	0.0	49		76	76	57	55
Y24C2	Shelby clay loam, dissected till plain, 5 to 9 percent slopes, eroded	6.38	5.5%		IIIe	0.0	0.0	0.0	0.0	0.0	73		78	78	59	58
Y93D2	Shelby-Adair clay loams, dissected till plain, 9 to 14 percent slopes, eroded	0.41	0.4%		IIIe	0.0	0.0	0.0	0.0	0.0	35		69	69	55	51
370B	Sharpsburg silty clay loam, 2 to 5 percent slopes	0.36	0.3%		Ile	225.6	6.3	65.4	4.1	6.8	91	87	93	93	78	80
W	Water	0.21	0.2%			0.0	0.0	0.0	0.0	0.0	0	0				
Weighted Average					3.20	102.9	2.7	29.8	1.9	3.1	53.9	*-	*n 64.5	*n 64.4	*n 50.6	*n 49.2



Narigon Douglas Farm – Adams Co., IA

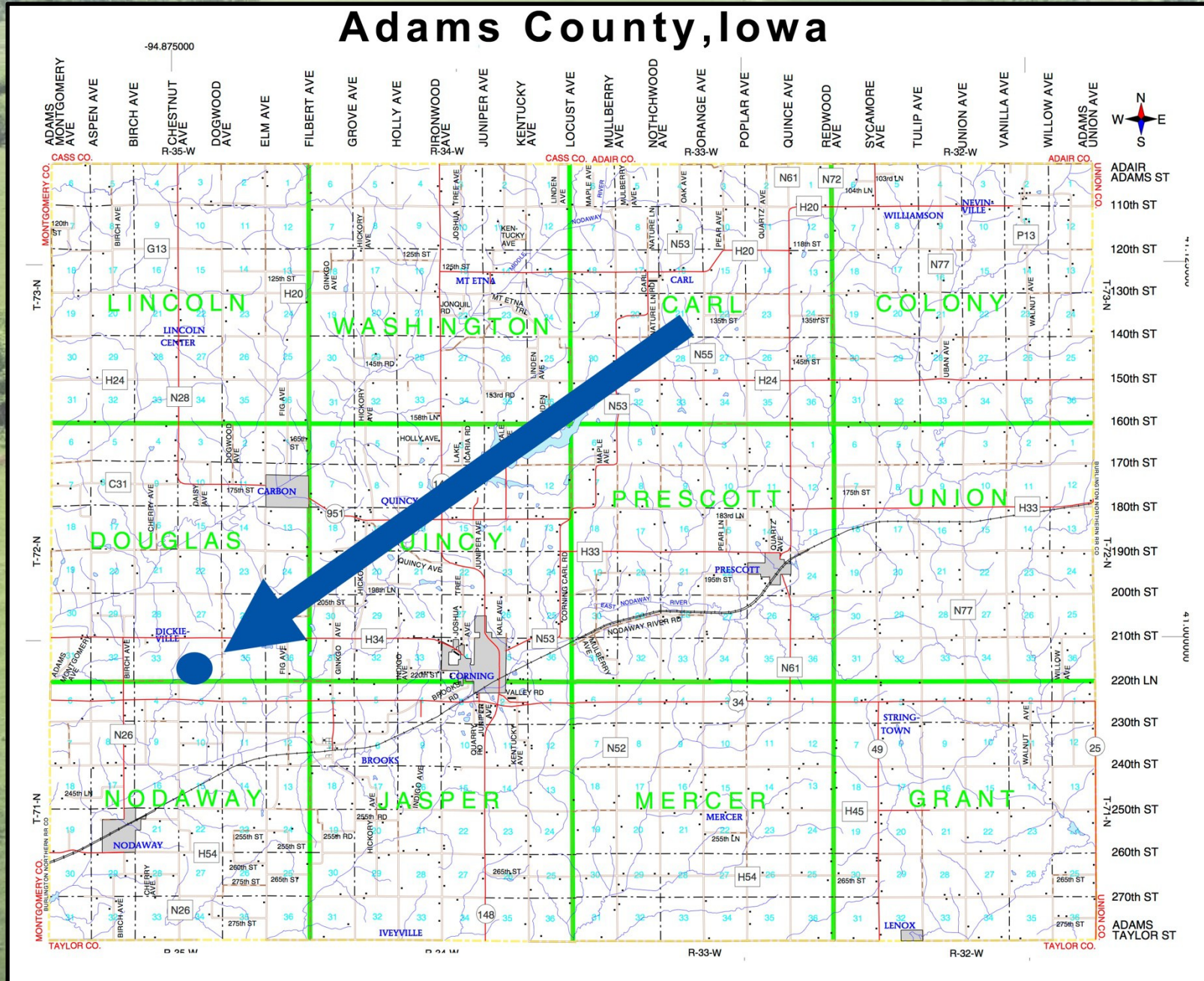
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