



For Sale: Est. 260.5 Acres M/L
(Subject to Survey)
Adams Co., near Creston, Iowa



Call 641-333-2705 or visit southwestiowaland.com

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Tridle Farm – Adams Co., IA Est. 260.5 Acres, ML, Subj. to Survey

Asking Price: \$1,600,000.00

Town: Creston

County: Adams

State: IA

Taxes: TBD Following Survey (Current annual total taxes for 279 acres is \$5,284/yr per Treasurer)

Terms: Cash, payable at closing

Land Use: FSA shows 271.22 farmland acres (subject to survey), with 157.8 effective cropland acres; currently operated as 137.4 crop acres with approximately 112 pasture acres. (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 Tridle 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 Mark Pearson today to schedule your private showing of this fantastic farm property!

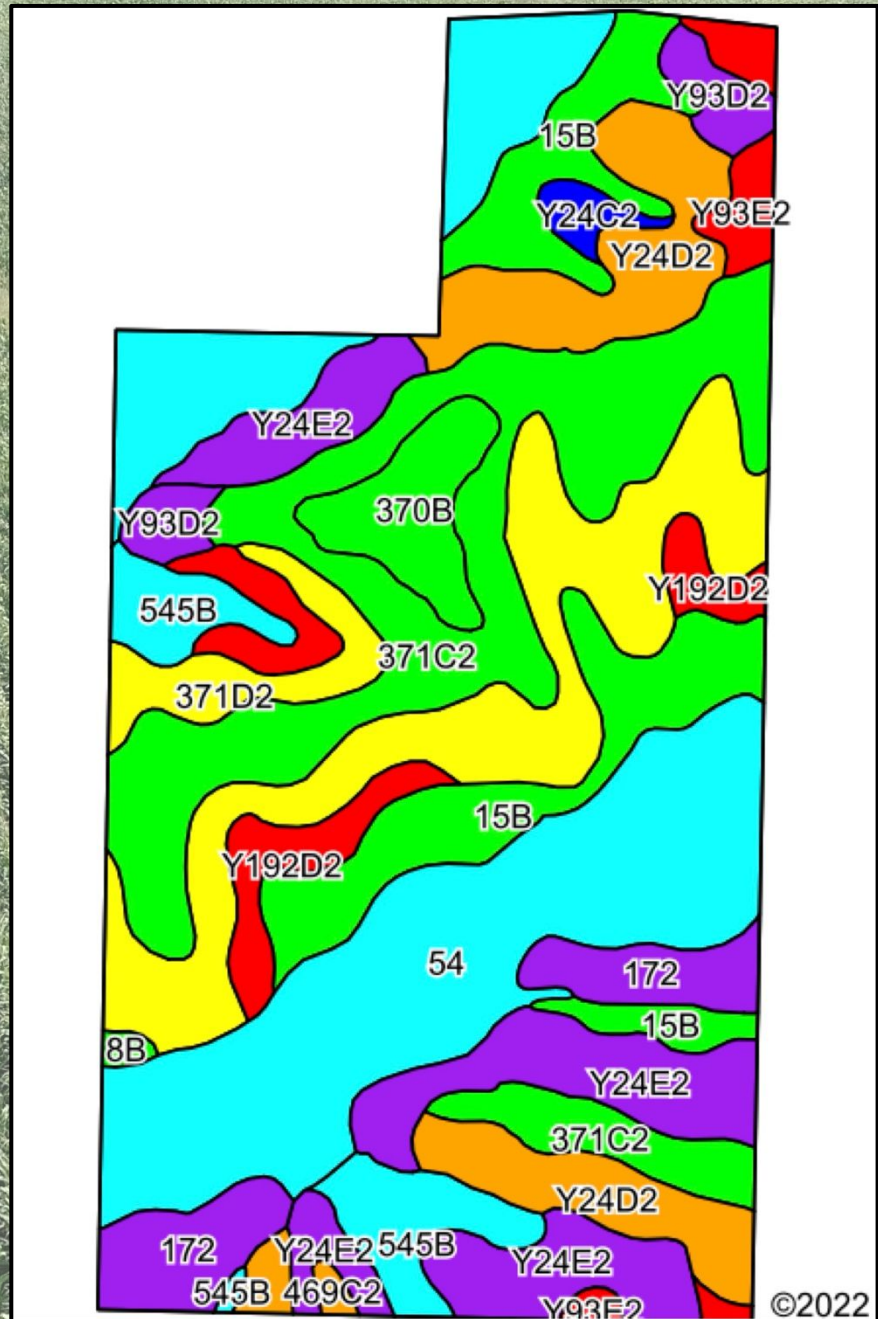
Listing Agent:
Mark Pearson
641-344-2555

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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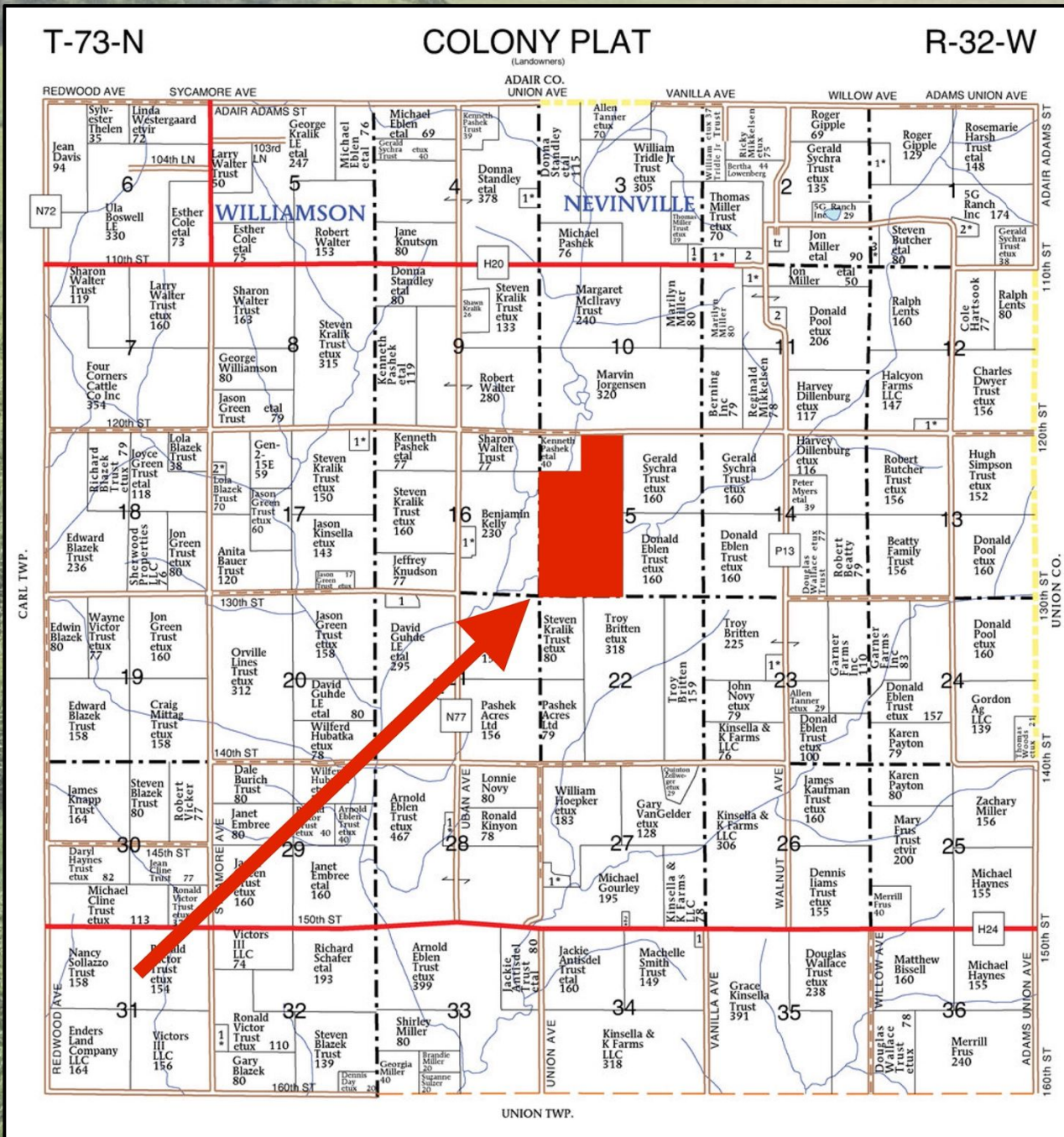




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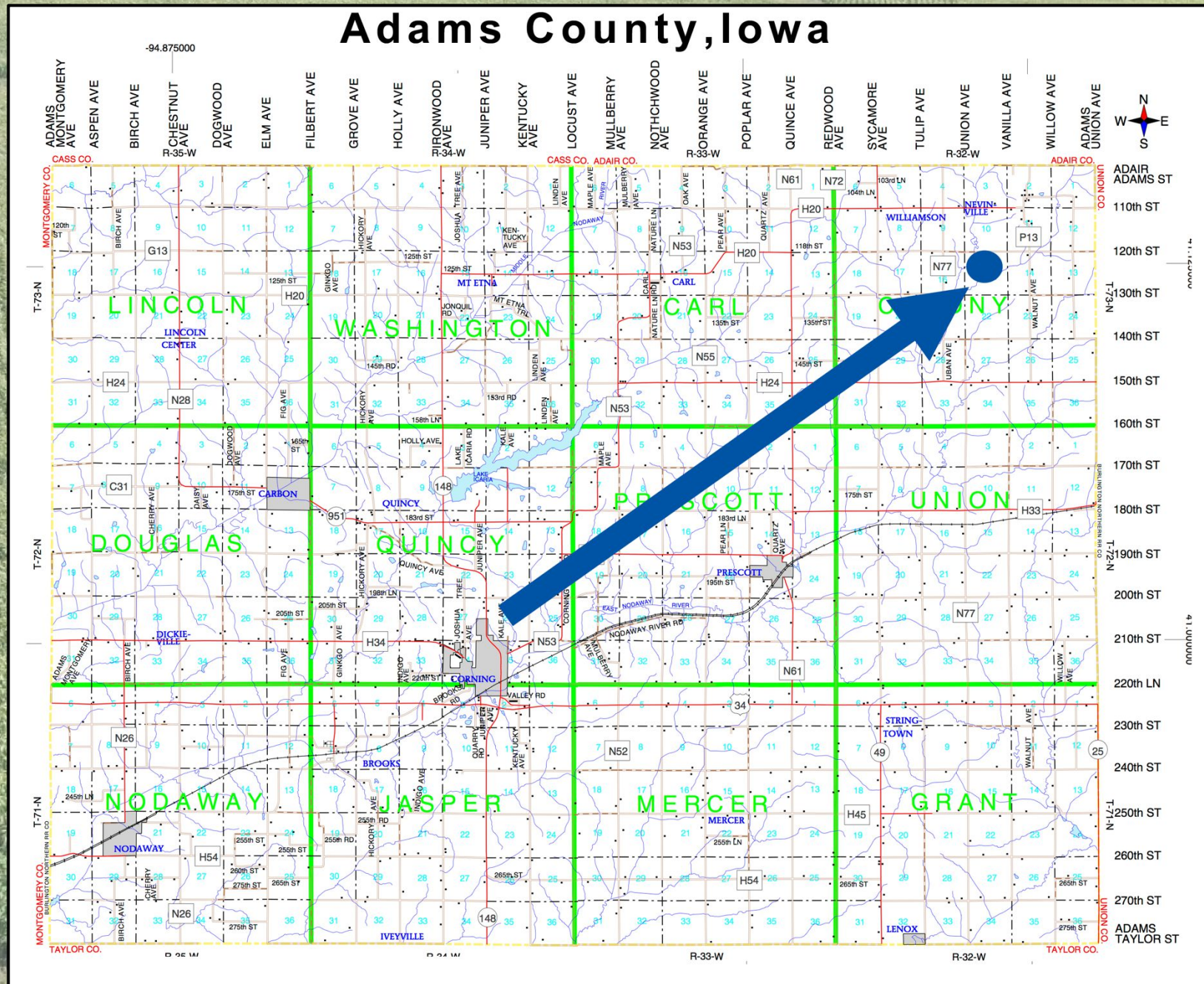
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	*i Corn Bu	*i Alfalfa Tons	*i Soybeans Bu	*i Bluegrass Tons	*i Tall Grasses Tons	CSR2**	CSR
54	Zook silty clay loam, 0 to 2 percent slopes, occasionally flooded	51.12	20.4%		IIw	190.4	4.0	55.2	3.4	5.7	67	70
371C2	Sharpsburg-Nira silty clay loams, 5 to 9 percent slopes, eroded	42.59	17.0%		IIle	168.0	4.7	48.7	3.0	5.0	83	64
371D2	Sharpsburg-Nira silty clay loams, 9 to 14 percent slopes, eroded	36.96	14.7%		IIle	176.0	4.9	51.0	3.2	5.3	57	54
15B	Olmitz-Ely-Zook complex, 2 to 5 percent slopes	26.80	10.7%		Ile	184.0	3.9	53.4	3.3	5.5	82	64
Y24E2	Shelby clay loam, dissected till plain, 14 to 18 percent slopes, eroded	21.22	8.5%		IVe	0.0	0.0	0.0	0.0	0.0	35	
Y24D2	Shelby clay loam, dissected till plain, 9 to 14 percent slopes, eroded	21.10	8.4%		IIle	0.0	0.0	0.0	0.0	0.0	49	
Y192D2	Adair clay loam, dissected till plain, 9 to 14 percent slopes, eroded	10.98	4.4%		IVe	0.0	0.0	0.0	0.0	0.0	16	
172	Wabash silty clay, frequently ponded, 0 to 2 percent slopes, occasionally flooded	10.97	4.4%		VIIIw	177.6	3.7	51.5	3.2	5.3	37	45
545B	Zook-Ely-Gullied land complex, 2 to 5 percent slopes	10.55	4.2%		Ile	177.6	3.7	51.5	3.2	5.3	64	52
370B	Sharpsburg silty clay loam, 2 to 5 percent slopes	5.59	2.2%		Ile	225.6	6.3	65.4	4.1	6.8	91	87
Y93D2	Shelby-Adair clay loams, dissected till plain, 9 to 14 percent slopes, eroded	4.83	1.9%		IIle	0.0	0.0	0.0	0.0	0.0	35	
Y93E2	Shelby-Adair clay loams, dissected till plain, 14 to 18 percent slopes, eroded	4.34	1.7%		IVe	0.0	0.0	0.0	0.0	0.0	28	
Y24C2	Shelby clay loam, dissected till plain, 5 to 9 percent slopes, eroded	1.78	0.7%		IIle	0.0	0.0	0.0	0.0	0.0	73	
Y24E	Shelby loam, dissected till plain, 14 to 18 percent slopes	1.19	0.5%		IVe	0.0	0.0	0.0	0.0	0.0	41	
8B	Judson silty clay loam, dissected till plain, 2 to 5 percent slopes	0.53	0.2%		Ile	230.4	6.5	66.8	4.1	6.9	93	82
469C2	Lamoni-Clarinda-Shelby complex, 5 to 9 percent slopes, eroded	0.53	0.2%		IIle	160.0	3.4	46.4	2.9	4.8	44	30
Weighted Average					2.99	133.9	3.2	38.8	2.4	4	61.1	*-





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