



For Sale: 565 Taxable Acres, ML Taylor Co, Near Clearfield, IA



Call 641-333-2705 or visit southwestiowaland.com

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A. Dougherty Trust Farm - Taylor Co., IA

565.64 Taxable Acres, ML

Asking Price: \$5,200,000.00

Town: Clearfield

County: Taylor

State: IA

Taxes: \$13,252.00 annually (Taylor Co. Treasurer)

Terms: Cash, payable at closing

Land Use: FSA reports 568.58 total farmland acres with 541.30 effective row crop acres with the remainder in timber and ponds (FSA)

Possession: Upon closing; subject to a farm tenancy for the 2023 crop year

FSA Description: Tract 1023: Corn Base Acres - 96, 142 PLC Yield; Bean Base Acres 52.9, 38 PLC Yield; Wheat Base Acres - 2.5, 37 PLC Yield. Tract 1030: Corn Base Acres - 257.7, 97 PLC Yield, Bean Base Acres - 114.7, 49 PLC Yield; Wheat Base Acres - 16.5, 37 PLC Yield (FSA)

CSR Description: CSR2- 63.7 (Surety Maps)

Comments: Preferred Properties of Iowa, Inc., is proud to present the A. Dougherty Trust Farm located in Southeast Taylor County! This highly tillable farm is a large, contiguous and highly productive row crop property that features large fields and long rows, in addition to highly productive soils. There has been a good amount of conservation & drainage work investment on this property as well. With on-site grain storage and with its excellent location in the heart of a very strong row crop area, this elite row crop property is a must see and will draw the attention of many land buyers. Contact Listing Agent Brad Adamson today at 641-333-2705 to learn more or to schedule a private showing of this property - it won't last long!

Listing Agent:
Brad Adamson
641-202-3862



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

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



A. Dougherty Trust Farm - Taylor Co., IA

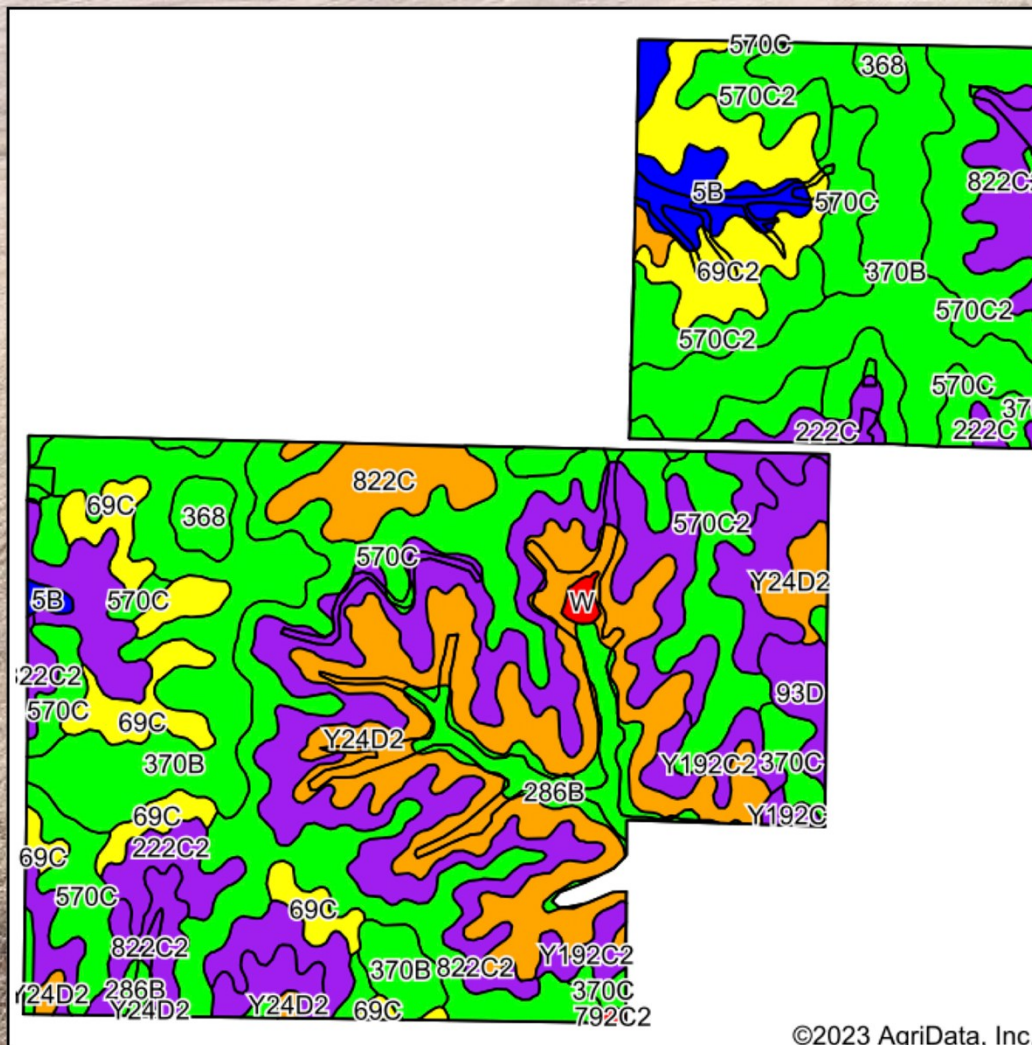
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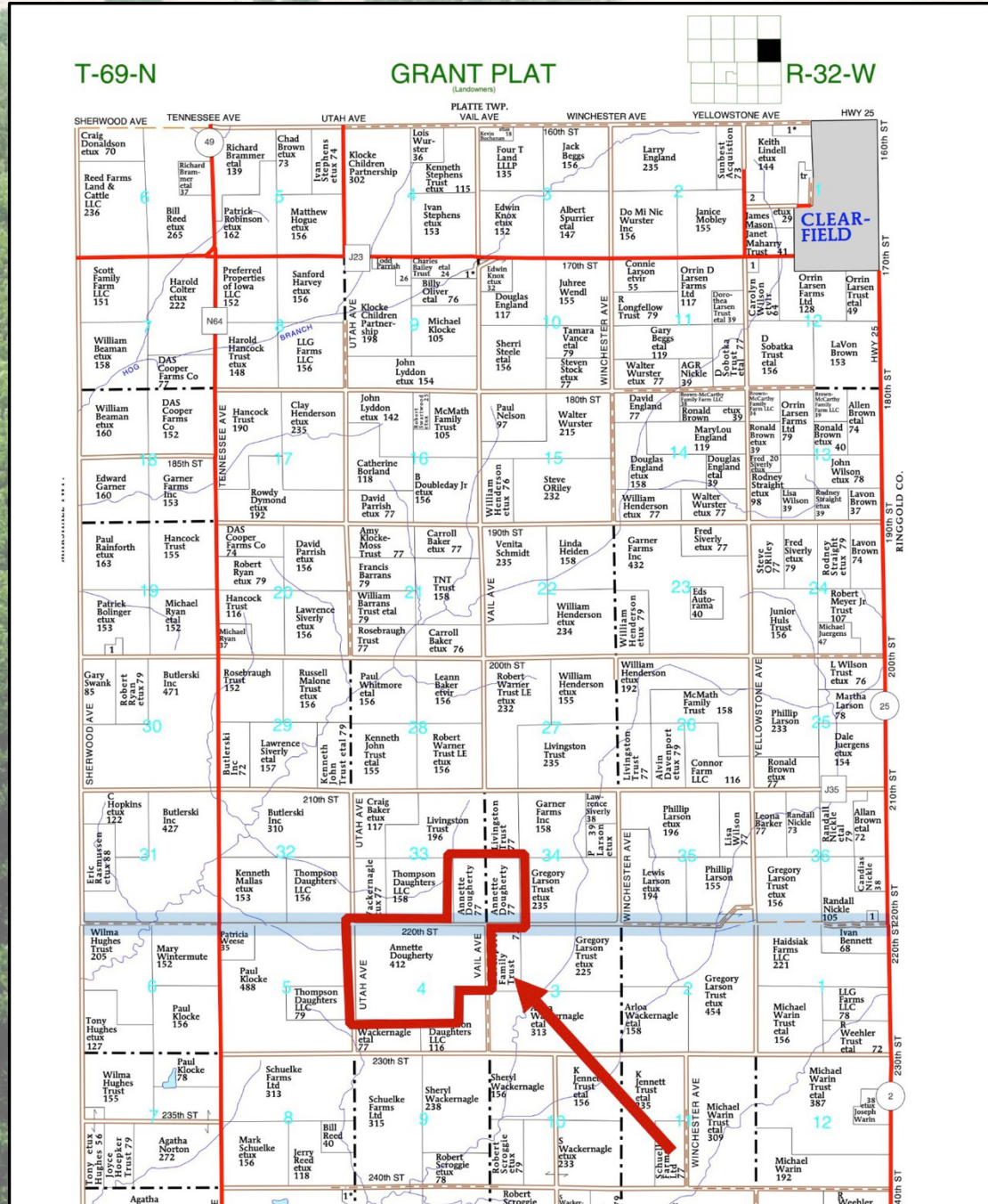
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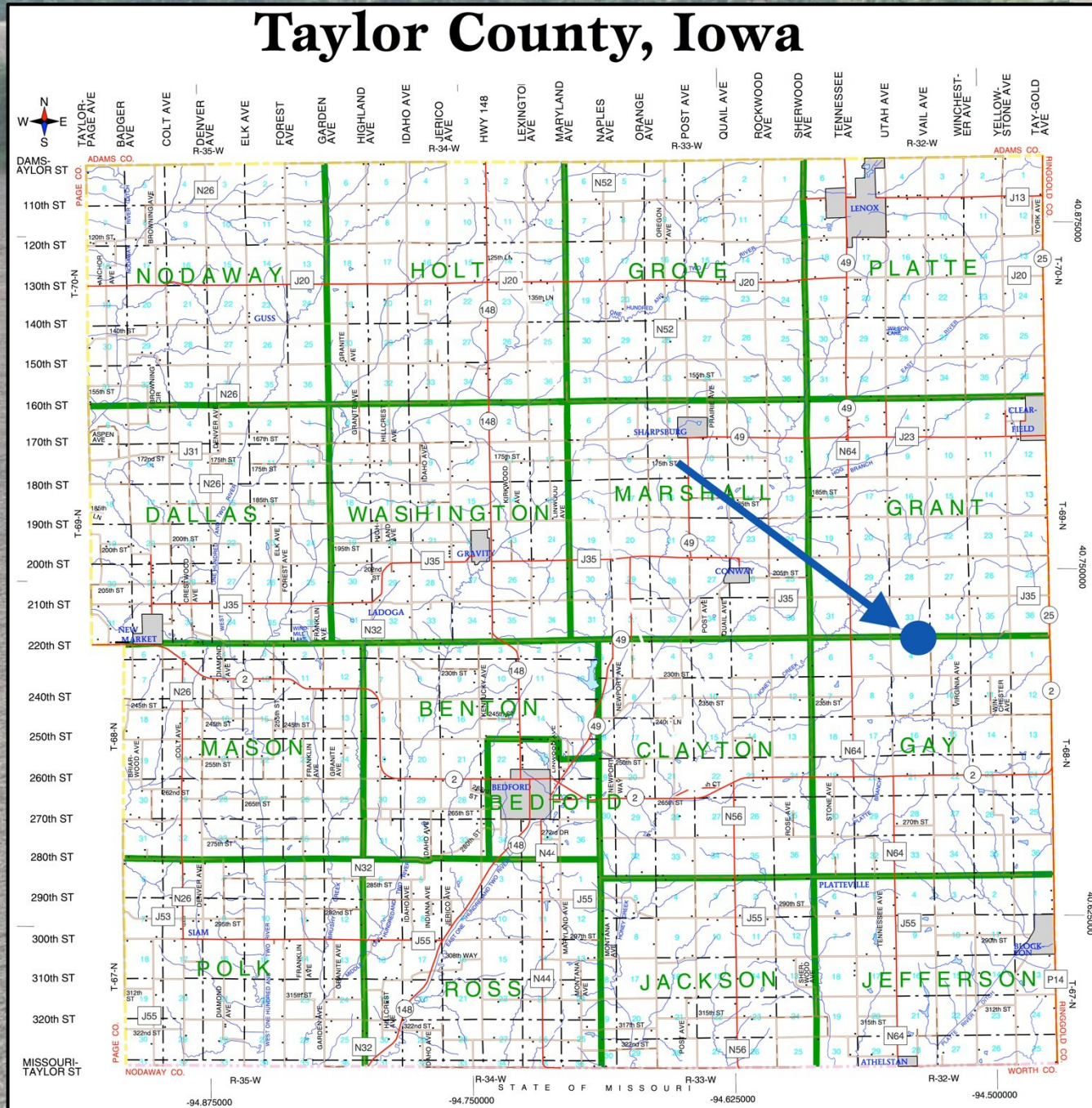
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class C	*1 Corn Bu	*1 Alfalfa Tons	*1 Soybeans Bu	CSR2**	CSR
822C2	Lamoni silty clay loam, 5 to 9 percent slopes, eroded	99.20	17.5%		Ille	129.6	3.4	37.6	32	30
370B	Sharpsburg silty clay loam, 2 to 5 percent slopes	96.28	17.0%		Ile	225.6	6.3	65.4	91	87
570C	Nira silty clay loam, dissected till plain, 5 to 9 percent slopes	94.55	16.7%		Ille	192.0	5.4	55.7	84	69
Y24D2	Shelby clay loam, dissected till plain, 9 to 14 percent slopes, eroded	68.55	12.1%		Ille	0.0	0.0	0.0	49	
570C2	Nira silty clay loam, dissected till plain, 5 to 9 percent slopes, eroded	54.11	9.5%		Ille	187.2	5.2	54.3	81	64
69C	Clearfield silty clay loam, dissected till plain, 5 to 9 percent slopes	24.11	4.3%		Ilw	168.0	3.5	48.7	59	50
69C2	Clearfield silty clay loam, dissected till plain, 5 to 9 percent slopes, eroded	23.61	4.2%		Ilw	163.2	3.4	47.3	56	45
222C	Clarinda silty clay loam, 5 to 9 percent slopes	18.78	3.3%		IVw	145.6	3.1	42.2	36	30
286B	Colo-Judson-Nodaway complex, 0 to 5 percent slopes	18.14	3.2%		Ilw	216.0	4.5	62.6	80	65
822C	Lamoni silty clay loam, 5 to 9 percent slopes	14.51	2.6%		Ille	134.4	3.5	39.0	42	35
222C2	Clarinda silty clay loam, 5 to 9 percent slopes, eroded	13.88	2.4%		IVw	140.8	3.0	40.8	38	25
5B	Colo-Ackmore complex, 0 to 5 percent slopes	12.06	2.1%		Ilw	196.8	4.1	57.1	75	63
Y192C2	Adair clay loam, dissected till plain, 5 to 9 percent slopes, eroded	9.16	1.6%		Ille	0.0	0.0	0.0	33	
368	Macksburg silty clay loam, 0 to 2 percent slopes	6.06	1.1%		Iw	230.4	6.0	66.8	93	95
93D	Shelby-Adair complex, 9 to 14 percent slopes	5.59	1.0%		Ille	144.0	3.7	41.8	38	36
370C	Sharpsburg silty clay loam, 5 to 9 percent slopes	5.15	0.9%		Ille	209.6	5.9	60.8	81	72
Y192C	Adair clay loam, dissected till plain, 5 to 9 percent slopes	1.38	0.2%		Ille	0.0	0.0	0.0	36	
W	Water	1.30	0.2%			0.0	0.0	0.0	0	0
792C2	Armstrong clay loam, 5 to 9 percent slopes, moderately eroded	0.36	0.1%		Ille	123.2	3.2	35.7	24	27
179D2	Gara loam, dissected till plain, 9 to 14 percent slopes, eroded	0.27	0.0%		IVe	163.2	4.6	47.3	43	43
Weighted Average						153.5	4	44.5	63.7	-





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