



**For Sale: 137.31 Taxable Acres, ML
Adams Co., Near Nodaway, IA**



Call 641-333-2705 or visit southwestiowaland.com

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OH Nodaway Farm - Adams Co., IA

137.31 Taxable Acres, ML

Asking Price: \$714,000.00

Town: Nodaway

County: Adams

State: IA

Taxes: \$2,514 annually (Adams Co. Treasurer)

Terms: Cash, Payable at Closing

Land Use: FSA shows 134.37 farmland acres, with 110.66 cropland acres, of which 110.66 acres are effective cropland acres. (Adams Co. FSA)

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

FSA Description: Corn Base Acres – 40.91, 98 PLC Yield; Soybeans Base Acres – 38.98, 30 PLC Yield. (Adams Co. FSA)

CSR Description: CSR2- 53.5 (Surety Maps)

Comments: Brand new listing! Check back for updated comments or give PPI a call for more information!

Listing Agents:

Tom Miller/Brennan Kester

712-621-1281/515-450-6030



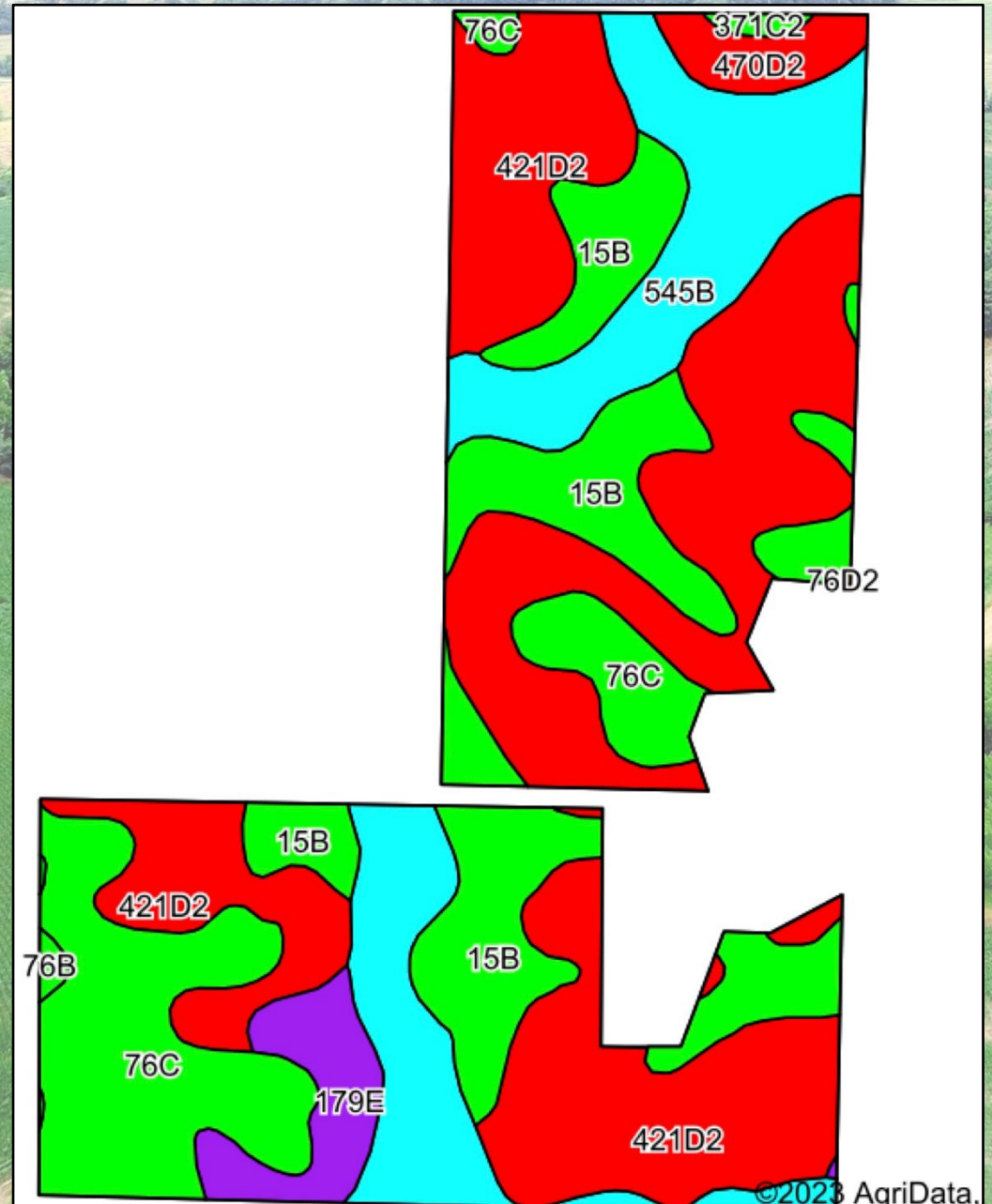
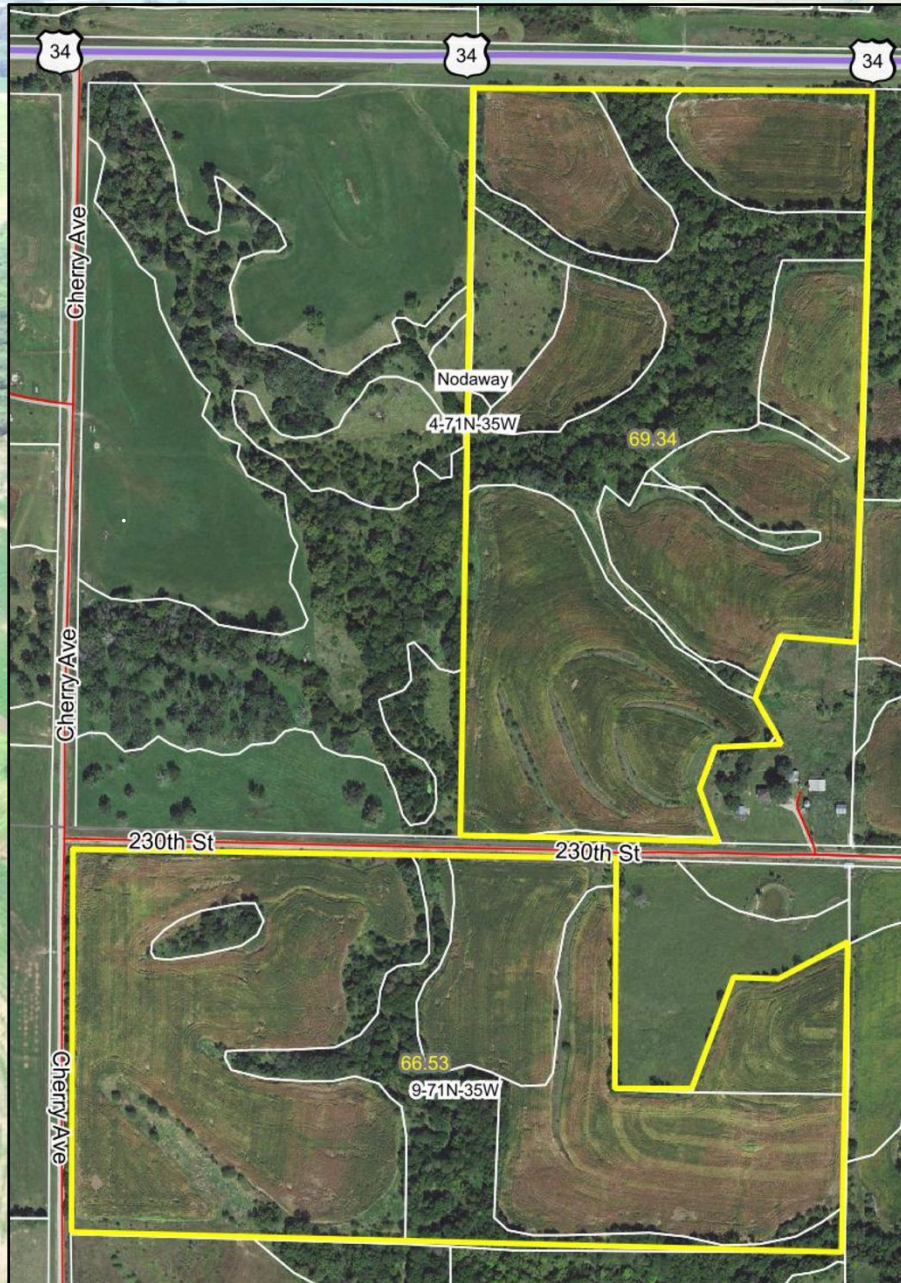
PPI, Inc. Office Location:
500 W. Temple St
Lenox, IA 50851

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



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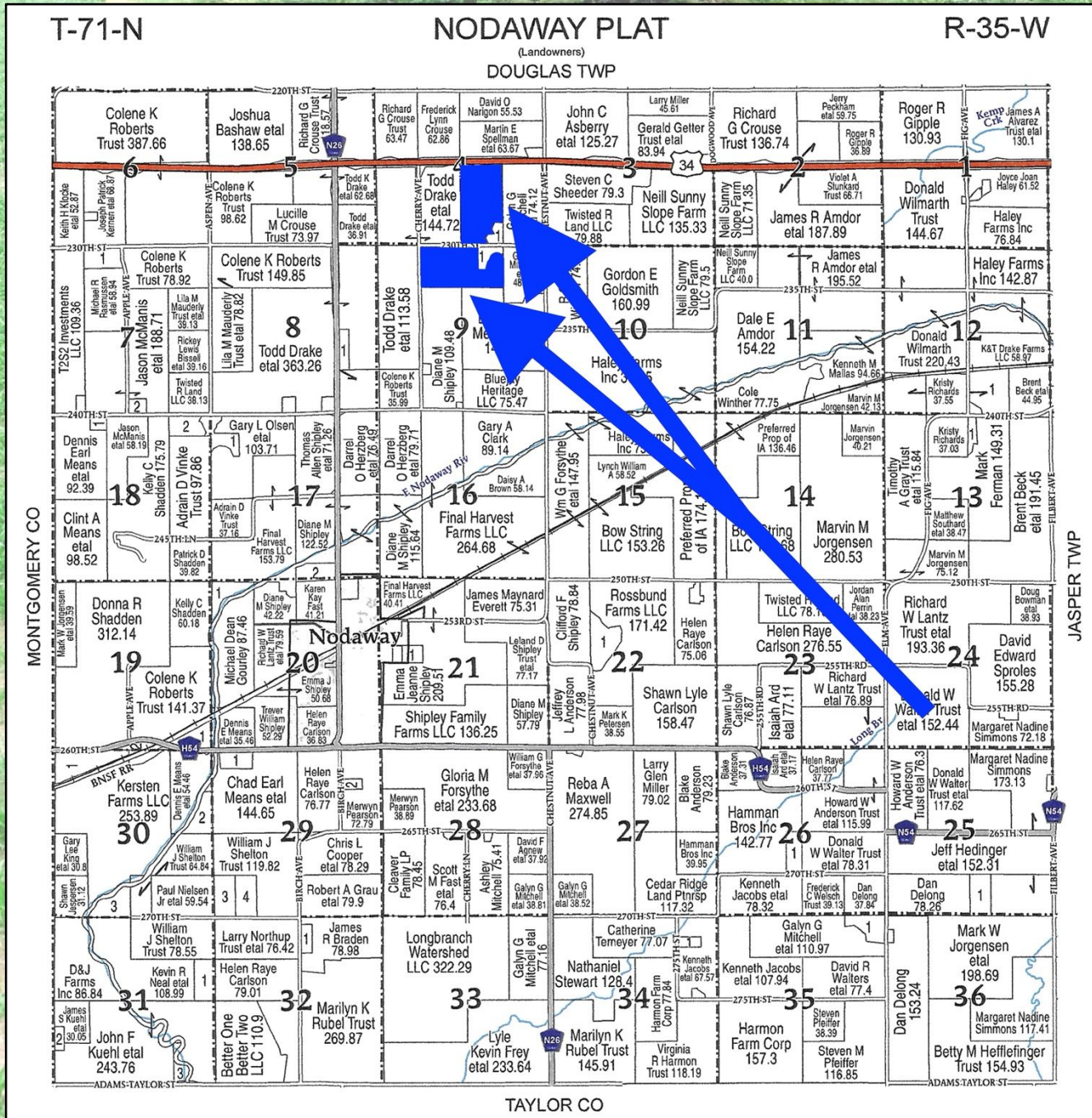
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Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	*i Corn Bu	*i Alfalfa Tons	*i Soybeans Bu	*i Bluegrass Tons	*i Tall Grasses Tons	CSR2**	CSR
421D2	Gara-Bucknell complex, 9 to 14 percent slopes, moderately eroded	55.78	41.1%		IVe	131.2	3.4	38.0	2.4	3.9	28	28
76C	Ladoga silt loam, dissected till plain, 5 to 9 percent slopes	25.03	18.4%		IIle	196.8	5.5	57.1	3.5	5.9	80	67
545B	Zook-Ely-Gullied land complex, 2 to 5 percent slopes	24.49	18.0%		Ile	177.6	3.7	51.5	3.2	5.3	64	52
15B	Olmitz-Ely-Zook complex, 2 to 5 percent slopes	21.89	16.1%		Ile	184.0	3.9	53.4	3.3	5.5	82	64
179E	Gara loam, dissected till plain, 14 to 18 percent slopes	5.10	3.8%		Vle	144.0	4.0	41.8	2.6	4.3	37	35
470D2	Lamoni-Shelby complex, 9 to 14 percent slopes, eroded	2.73	2.0%		IVe	134.4	3.5	39.0	2.4	4.0	28	25
371C2	Sharpsburg-Nira silty clay loams, 5 to 9 percent slopes, eroded	0.46	0.3%		IIle	168.0	4.7	48.7	3.0	5.0	83	64
76B	Ladoga silt loam, 2 to 5 percent slopes	0.39	0.3%		Ile	212.8	6.0	61.7	3.8	6.4	86	82
Weighted Average					3.20	161.1	4	46.7	2.9	4.8	53.5	45.8



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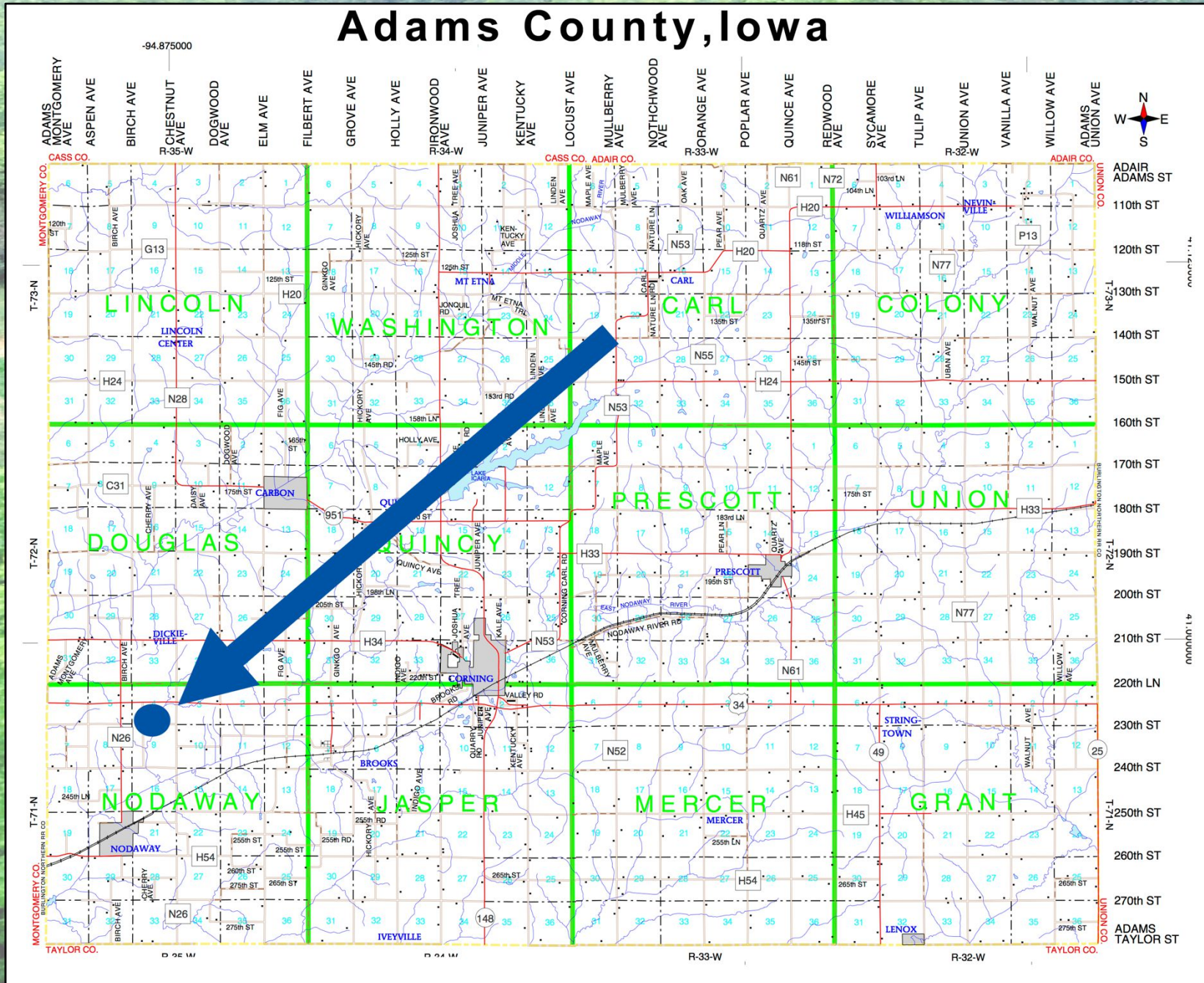
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