



# For Sale: 158 Taxable Acres, ML Adams Co., Near Carbon, IA



***Call 641-333-2705 or visit [southwestiowaland.com](http://southwestiowaland.com)***

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# Ozor Lincoln Farm - Adams Co., IA

## 158 Taxable Acres, ML

**Asking Price:** \$1,082,000.00

**Town:** Carbon

**County:** Adams

**State:** IA

**Taxes:** \$3,038 annually (Adams Co. Treasurer)

**Terms:** Cash, Payable at Closing

**Land Use:** FSA shows 155.13 farmland acres, with 133.31 cropland acres, of which 133.31 acres are effective cropland acres. (Adams Co. FSA)

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

**FSA Description:** Contact PPI

**CSR Description:** CSR2- 57 (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**

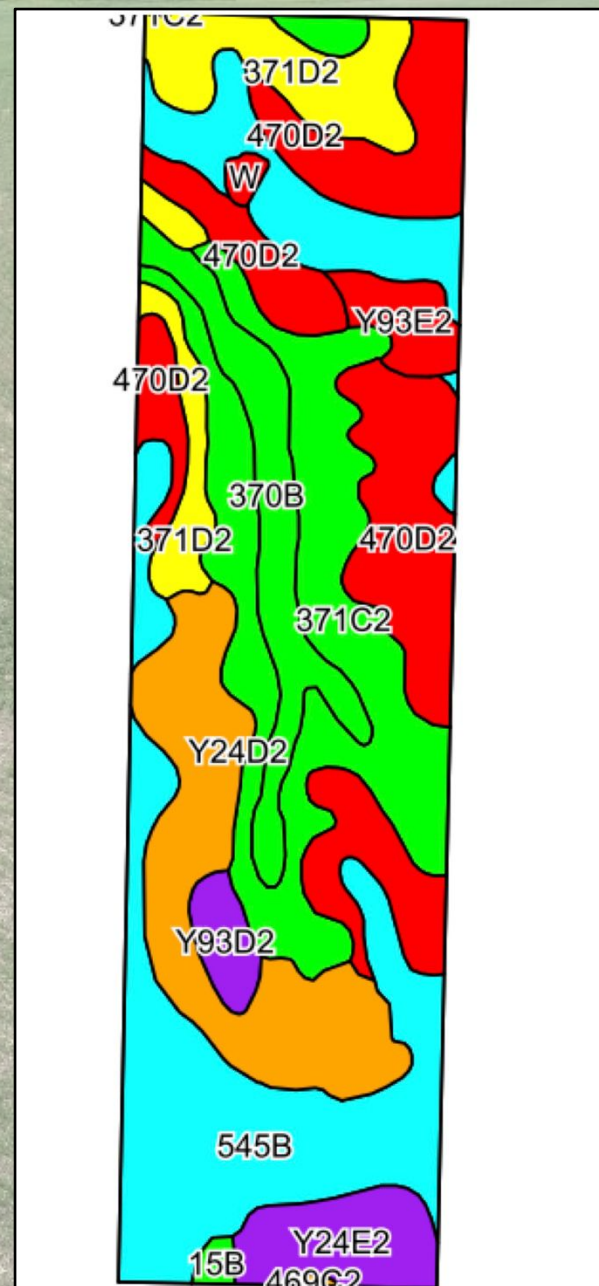
Dan Zech, Broker/Owner  
Brennan Kester, Broker Assoc./Owner  
Mark Pearson, Agent/Owner





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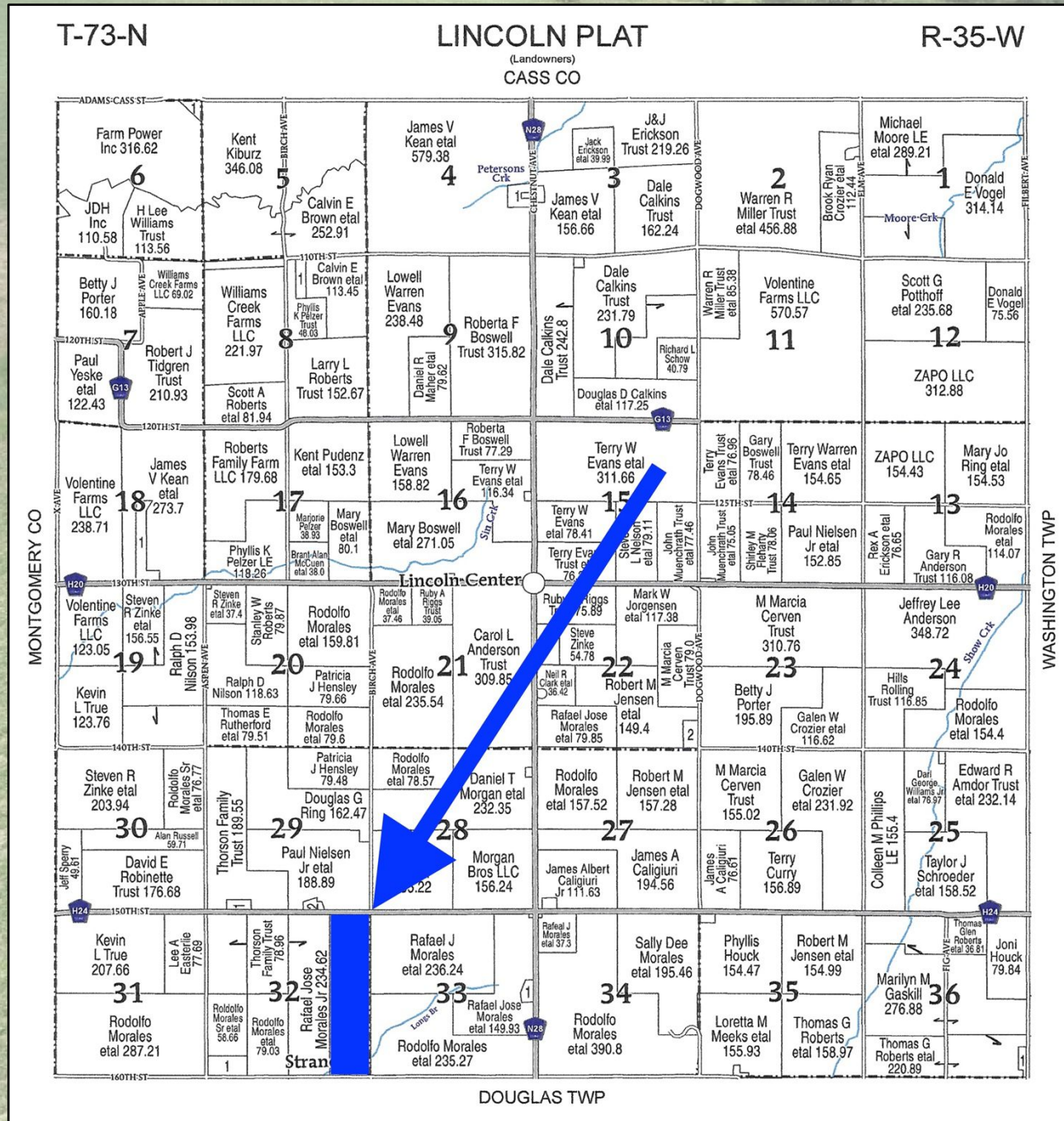


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| Code             | Soil Description                                                               | Acres | Percent of field | CSR2 Legend | Non-Irr Class *c | *i Corn Bu | *i Alfalfa Tons | *i Soybeans Bu | *i Bluegrass Tons | *i Tall Grasses Tons | CSR2** | CSR |
|------------------|--------------------------------------------------------------------------------|-------|------------------|-------------|------------------|------------|-----------------|----------------|-------------------|----------------------|--------|-----|
| 545B             | Zook-Ely-Gullied land complex, 2 to 5 percent slopes                           | 38.06 | 24.6%            |             | Ile              | 177.6      | 3.7             | 51.5           | 3.2               | 5.3                  | 64     | 52  |
| 470D2            | Lamoni-Shelby complex, 9 to 14 percent slopes, eroded                          | 31.67 | 20.5%            |             | 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                | 28.45 | 18.4%            |             | IIle             | 168.0      | 4.7             | 48.7           | 3.0               | 5.0                  | 83     | 64  |
| Y24D2            | Shelby clay loam, dissected till plain, 9 to 14 percent slopes, eroded         | 18.89 | 12.2%            |             | IIle             | 0.0        | 0.0             | 0.0            | 0.0               | 0.0                  | 49     |     |
| 371D2            | Sharpsburg-Nira silty clay loams, 9 to 14 percent slopes, eroded               | 12.89 | 8.3%             |             | IIle             | 176.0      | 4.9             | 51.0           | 3.2               | 5.3                  | 57     | 54  |
| 370B             | Sharpsburg silty clay loam, 2 to 5 percent slopes                              | 11.14 | 7.2%             |             | Ile              | 225.6      | 6.3             | 65.4           | 4.1               | 6.8                  | 91     | 87  |
| Y24E2            | Shelby clay loam, dissected till plain, 14 to 18 percent slopes, eroded        | 6.45  | 4.2%             |             | IVe              | 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 | 3.28  | 2.1%             |             | IVe              | 0.0        | 0.0             | 0.0            | 0.0               | 0.0                  | 28     |     |
| Y93D2            | Shelby-Adair clay loams, dissected till plain, 9 to 14 percent slopes, eroded  | 2.52  | 1.6%             |             | IIle             | 0.0        | 0.0             | 0.0            | 0.0               | 0.0                  | 35     |     |
| W                | Water                                                                          | 0.62  | 0.4%             |             |                  | 0.0        | 0.0             | 0.0            | 0.0               | 0.0                  | 0      | 0   |
| 15B              | Olmitz-Ely-Zook complex, 2 to 5 percent slopes                                 | 0.62  | 0.4%             |             | Ile              | 184.0      | 3.9             | 53.4           | 3.3               | 5.5                  | 82     | 64  |
| 469C2            | Lamoni-Clarinda-Shelby complex, 5 to 9 percent slopes, eroded                  | 0.17  | 0.1%             |             | IIle             | 160.0      | 3.4             | 46.4           | 2.9               | 4.8                  | 44     | 30  |
| Weighted Average |                                                                                |       |                  |             | *-               | 133.9      | 3.4             | 38.8           | 2.4               | 4                    | 57     | *-  |









# Adams County, Iowa

The map displays a grid of streets in Adams County, Iowa. Major roads are labeled with numbers and names, including R-35-W, R-34-W, R-33-W, R-32-W, and R-31-W. Smaller roads like Ginkgo Ave, Hickory Ave, and Juniper Ave are also shown. Landmarks such as Lincoln Center, Carl, and Prescott are marked. The map is bordered by Montgomery Co. to the west, Taylor Co. to the south, and Adams Union Ave to the east. A north arrow is in the top right corner.





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