



**For Sale: 238.68 Taxable Acres, ML
Adams & Taylor Counties,
near Nodway, Iowa**



Call 641-333-2705 or visit southwestiowaland.com

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Hefflefinger Farm – Adams & Taylor Counties 238.68 Taxable Acres, ML

Asking Price: \$1,670,760.00

Town: Nodaway

County: Adams & Taylor

State: IA

Taxes: \$4,936 (Adams County Treasurer & Taylor County Treasurer)

Terms: Cash, Payable at Closing

Possession: Upon closing

Land Use: FSA shows 237.99 farmland acres, with 165.69 effective cropland acres, estimated 48 pasture acres, remainder in ponds and timber. (Adams County FSA)

FSA Description: Corn Base 84.20, 126 PLC Yield; Soybeans Base 65.70, PLC Yield 35. (Adams County FSA)

CSR Description: CSR2- 59 (Surety Maps)

Comments: Preferred Properties of Iowa, Inc., is proud to present the Hefflefinger Farm! This farm presents a wonderful opportunity to own some excellent row crop acres with some quality soil conservation investment made in addition to some quality pasture which has proven hard to come by. This farm is very well-located in a strong agricultural area and it features a CSR2 average of 59 according to Surety. In addition to all the agricultural potential, this property is in a scenic country area and might make a wonderful building site, along with the potential for outdoor recreation! This farm definitely deserves your consideration! Contact Preferred Properties of Iowa, Inc., today at 641-333-2705 to arrange your private showing of this fantastic farm property!



Listing Agent:
Curtis Kinker
641-344-6329

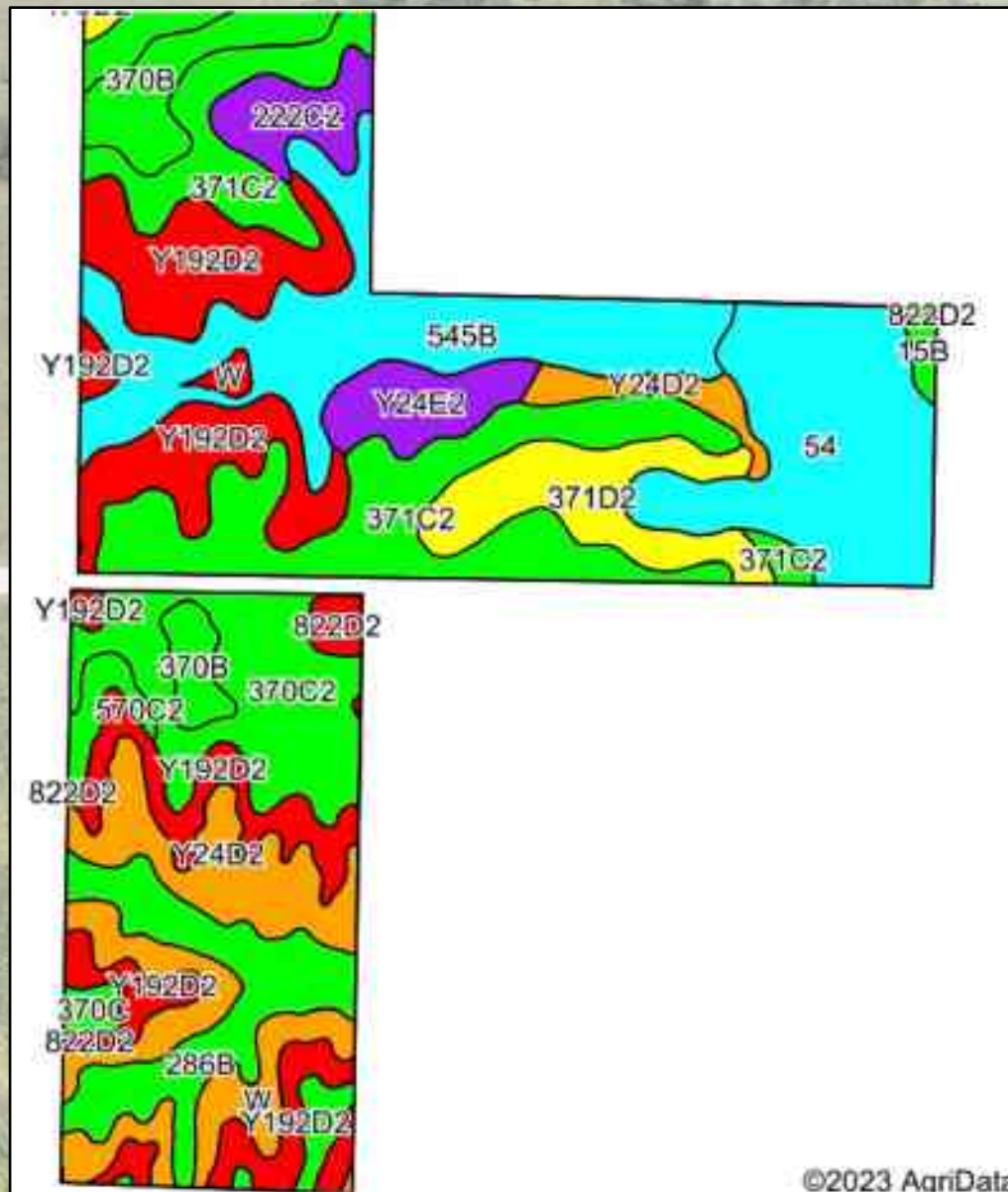
PPI, Inc. Office Location:
500 W. Temple St
Lenox, IA 50851

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



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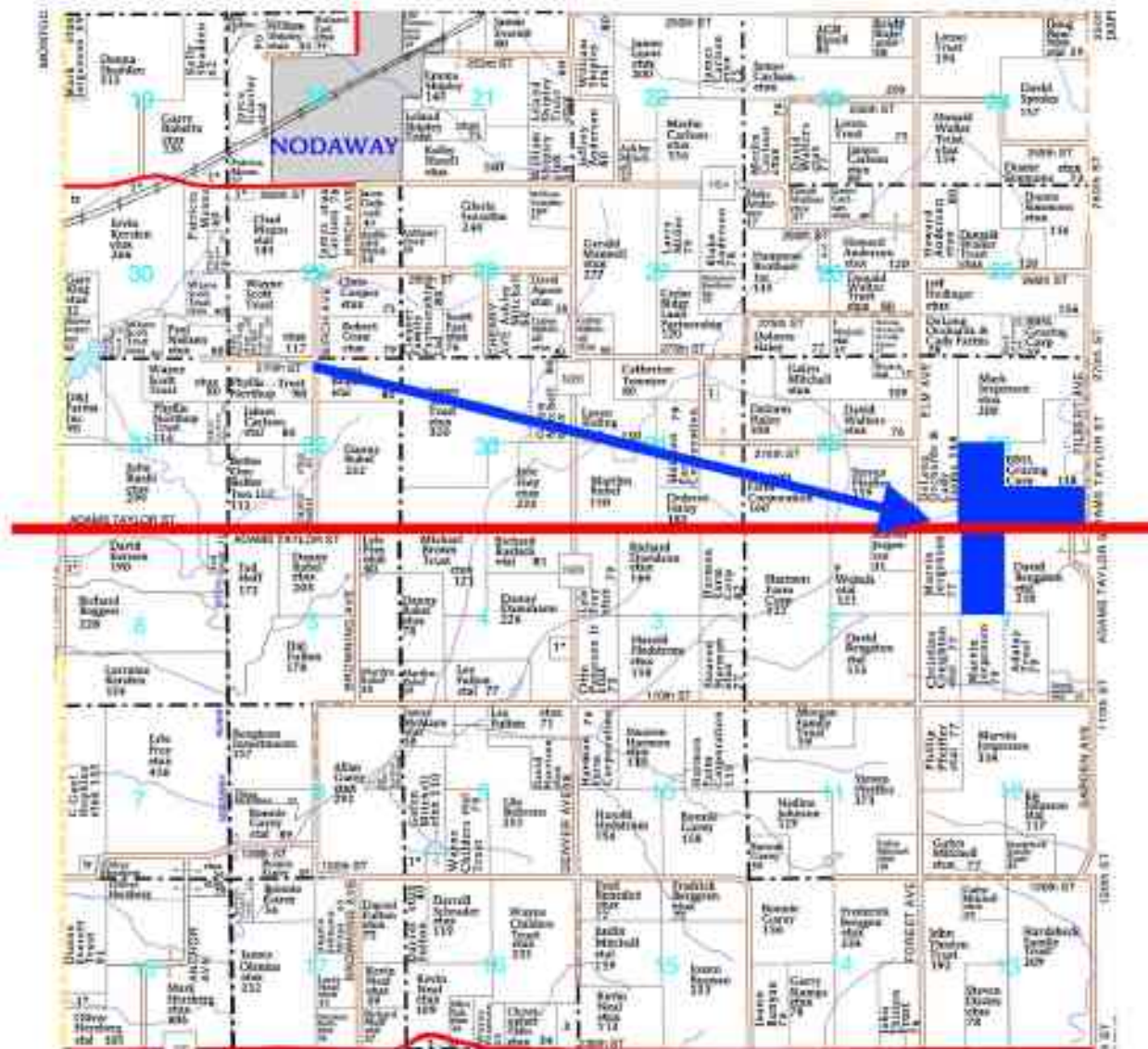
| Code | Soil Description | Acres | Percent of field | CSR2 Legend | Non-ir Class % | % Corn Bu | % Alfalfa Tons | % Soybeans Bu | % Bluegrass Tons | % Tall Grasses Tons | CSR2** | CSR |
|--------|--|-------|------------------|-------------|----------------|-----------|----------------|---------------|------------------|---------------------|--------|-----|
| 371C2 | Sharpsburg-Nira silty clay loams, 5 to 9 percent slopes, eroded | 36.40 | 16.2% | | IIIa | 166.0 | 4.7 | 48.7 | 3.0 | 5.0 | 83 | 64 |
| 549B | Zook-Ely-Gullied land complex, 2 to 5 percent slopes | 28.82 | 12.2% | | IIIa | 177.8 | 3.7 | 51.5 | 3.2 | 5.3 | 64 | 52 |
| 54 | Zook silty clay loam, 0 to 2 percent slopes, occasionally flooded | 25.90 | 11.0% | | IIIw | 190.4 | 4.0 | 55.2 | 3.4 | 5.7 | 67 | 70 |
| Y24D2 | Shelby clay loam, dissected till plain, 9 to 14 percent slopes, eroded | 23.44 | 9.9% | | IIIa | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 49 | |
| Y102D2 | Adair clay loam, dissected till plain, 9 to 14 percent slopes, eroded | 23.33 | 9.9% | | IVe | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 16 | |
| 370C2 | Sharpsburg silty clay loam, 5 to 9 percent slopes, eroded | 17.72 | 7.5% | | IIIa | 204.8 | 5.7 | 58.4 | 3.7 | 6.1 | 80 | 67 |
| Y192D2 | Adair clay loam, dissected till plain, 9 to 14 percent slopes, eroded | 16.28 | 6.9% | | IVe | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 16 | |
| 288B | Colo-Judson-Nodaway complex, 0 to 5 percent slopes | 14.53 | 6.1% | | IIIa | 216.0 | 4.5 | 62.6 | 3.9 | 6.5 | 80 | 65 |
| 371D2 | Sharpsburg-Nira silty clay loams, 9 to 14 percent slopes, eroded | 12.73 | 5.4% | | IIIa | 176.0 | 4.9 | 51.0 | 3.2 | 5.3 | 57 | 54 |

| Code | Soil Description | Acres | Percent of field | CSR2 Legend | Non-ir Class % | % Corn Bu | % Alfalfa Tons | % Soybeans Bu | % Bluegrass Tons | % Tall Grasses Tons | CSR2** | CSR |
|------------------|---|-------|------------------|-------------|----------------|-----------|----------------|---------------|------------------|---------------------|--------|-----|
| 370B | Sharpsburg silty clay loam, 2 to 5 percent slopes | 7.20 | 3.1% | | IIIa | 225.8 | 6.3 | 65.4 | 4.1 | 6.8 | 91 | 87 |
| Y24E2 | Shelby clay loam, dissected till plain, 14 to 18 percent slopes, eroded | 6.49 | 2.7% | | IVe | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 36 | |
| 222C2 | Clanndu silty clay loam, 5 to 9 percent slopes, eroded | 5.75 | 2.4% | | IIIw | 140.8 | 3.0 | 40.8 | 2.5 | 4.2 | 38 | 29 |
| Y24D2 | Shelby clay loam, dissected till plain, 9 to 14 percent slopes, eroded | 3.54 | 1.5% | | IIIa | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 49 | |
| 370C | Sharpsburg silty clay loam, 5 to 9 percent slopes | 3.26 | 1.4% | | IIIa | 209.8 | 5.9 | 60.8 | 3.8 | 6.3 | 81 | 73 |
| 370B | Sharpsburg silty clay loam, 2 to 5 percent slopes | 2.75 | 1.2% | | IIIa | 225.8 | 6.3 | 65.4 | 4.1 | 6.8 | 91 | 87 |
| 570C2 | Nira silty clay loam, dissected till plain, 5 to 9 percent slopes, eroded | 2.25 | 1.0% | | IIIa | 187.2 | 5.2 | 54.3 | 3.4 | 5.8 | 81 | 64 |
| B22D2 | Lanoni silty clay loam, 9 to 14 percent slopes, eroded | 1.95 | 0.8% | | IVe | 100.8 | 2.6 | 29.2 | 1.8 | 3.0 | 10 | 15 |
| 15B | Olmits-Ely-Zook complex, 2 to 5 percent slopes | 1.05 | 0.4% | | IIIa | 184.0 | 3.9 | 53.4 | 3.3 | 5.5 | 82 | 64 |
| W | Water | 0.76 | 0.3% | | | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0 | 0 |
| W | Water | 0.13 | 0.1% | | | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0 | 0 |
| B22D2 | Lanoni silty clay loam, 9 to 14 percent slopes, eroded | 0.67 | 0.0% | | IVe | 100.8 | 2.6 | 29.2 | 1.8 | 3.0 | 10 | 15 |
| Weighted Average | | | | | | 127.3 | 3.1 | 36.9 | 2.3 | 3.8 | 59 | 51 |



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Nodaway Township - Taylor Co.



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Adams County, Iowa



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