



For Sale: 79.5 Taxable Acres, ML  
Taylor Co, Near Bedford, IA



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

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# Champ 79 Farm – Taylor Co., IA 79.5 Taxable Acres, ML

**Asking Price:** \$505,000.00

**Town:** Bedford

**County:** Taylor

**State:** IA

**Taxes:** \$1,672.00 Annually (Taylor Co. Treasurer)

**Terms:** Cash, Payable at Closing

**Possession:** Upon Closing

**Land Use:** FSA reports 77.38 total farmland acres with 66.74 tillable acres, 66.74 acres enrolled in the Conservation Reserve Program (CRP), and the remainder in ditches and brush, and a pond. (Taylor Co. FSA)

**CRP Description:** 66.74 acres enrolled at \$215.73 per acre for an annual payment of \$14,398.00 with an expiration date of 9/2027. (FSA)

**FSA Description:** Corn Base 0.0, 0 PLC Yield; Wheat Base 0.0, PLC Yield 0. (Taylor County FSA)

**CSR Description:** CSR2- 59.7 (Surety Maps)

**Comments:** Brand new listing! Check back for updated comments or give Listing Agent, Brennan Kester a call at 515-450-6030 to learn more!



**Listing Agent:**  
**Brennan Kester**  
**515-450-6030**

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

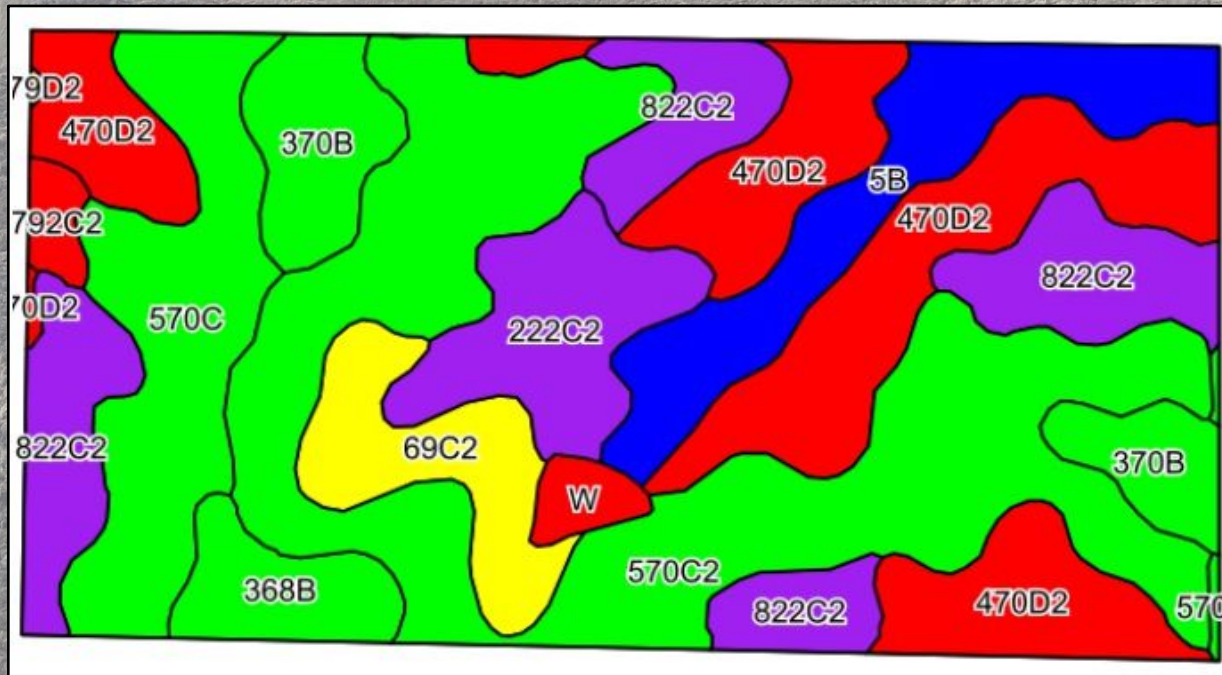
Dan Zech, Broker/Owner  
Brennan Kester, Broker Assoc./Owner  
Mark Pearson, Agent/Owner





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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
570C2	Nira silty clay loam, dissected till plain, 5 to 9 percent slopes, eroded	20.93	27.1%		IIle	187.2	5.2	54.3	3.4	5.6	81	64
470D2	Lamoni-Shelby complex, 9 to 14 percent slopes, eroded	15.89	20.6%		IVe	134.4	3.5	39.0	2.4	4.0	28	25
822C2	Lamoni silty clay loam, 5 to 9 percent slopes, eroded	9.45	12.3%		IIle	129.6	3.4	37.6	2.3	3.9	32	30
570C	Nira silty clay loam, dissected till plain, 5 to 9 percent slopes	7.91	10.3%		IIle	192.0	5.4	55.7	3.5	5.8	84	69
5B	Colo-Ackmore complex, 0 to 5 percent slopes	6.25	8.1%		IIlw	196.8	4.1	57.1	3.5	5.9	75	63
370B	Sharpsburg silty clay loam, 2 to 5 percent slopes	4.56	5.9%		IIe	225.6	6.3	65.4	4.1	6.8	91	87
222C2	Clarinda silty clay loam, 5 to 9 percent slopes, eroded	4.49	5.8%		IVw	140.8	3.0	40.8	2.5	4.2	38	25
69C2	Clearfield silty clay loam, dissected till plain, 5 to 9 percent slopes, eroded	3.90	5.1%		IIlw	163.2	3.4	47.3	2.9	4.9	56	45
368B	Macksburg silty clay loam, 2 to 5 percent slopes	2.30	3.0%		IIe	222.4	5.8	64.5	4.0	6.7	89	90
W	Water	0.77	1.0%			0.0	0.0	0.0	0.0	0.0	0	0
792C2	Armstrong clay loam, 5 to 9 percent slopes, moderately eroded	0.66	0.9%		IIle	123.2	3.2	35.7	2.2	3.7	24	27
Weighted Average					*	167.5	4.4	48.6	3	5	59.7	50.2





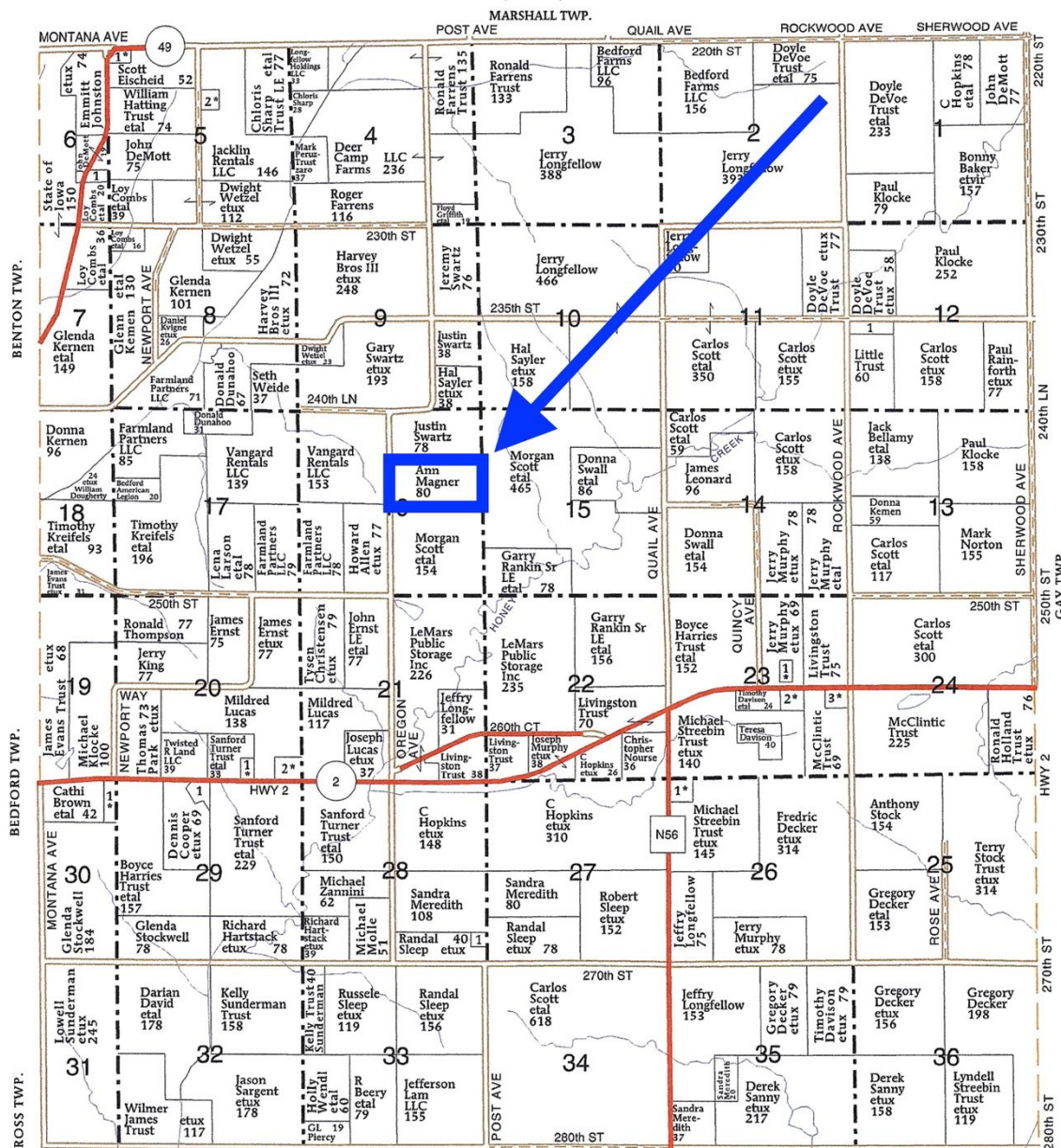
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T-68-N

CLAYTON PLAT

R-33-W



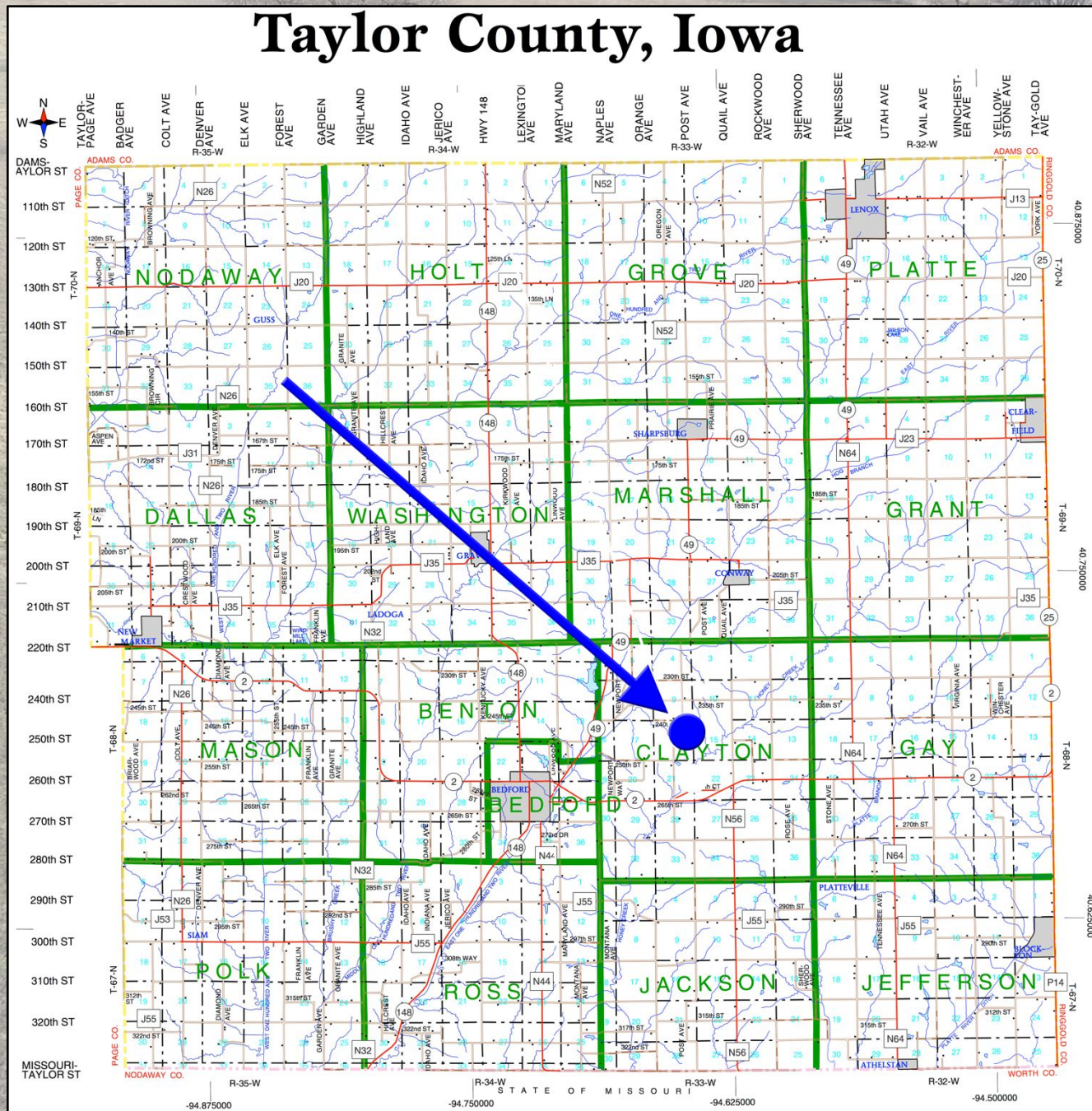
JACKSON TWP.





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