



For Sale: 153.47 Taxable Acres, ML
Adams Co, Near Lenox, IA



Call 641-333-2705 or visit southwestiowaland.com

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Buxton Farm – Adams Co., IA

153.47 Taxable Acres, ML

Asking Price: \$1,695,845.00

Town: Lenox

County: Adams

State: IA

Taxes: \$4,992.00 Annually (Adams Co. Treasurer)

Terms: Cash, Payable at Closing

Possession: Upon closing, may be subject to farm lease/tenancy

Land Use: FSA reports 152.8 total farmland acres with 152.8 tillable acres (there are some terraces and waterways on the subject property that have not been considered by the FSA) (Adams Co. FSA)

FSA Description: Corn Base 84.8, 149 PLC Yield; Soybean Base 68.0, 45 PLC Yield. (Adams County FSA)

CSR Description: CSR2- 78.8 (Surety Maps)

Comments: Preferred Properties of Iowa, Inc., is proud to present the Buxton Farm! This is truly an elite level row crop farm located in a phenomenal row crop area. With CSR2 averages near 80, very little non-productive acres and with some nice soil conservation improvements, this farm is a no-doubt heirloom farm property. This property has been owned and maintained by the same family for several generations and they've taken excellent care of it, along with their long-time tenant. Don't miss out on this opportunity to add an heirloom farm to your portfolio that you'll be proud to pass on to the next generation. Check back for updated comments or give Listing Agent, Dan Zech a call at 712-303-7085 to learn more.

Listing Agent:
Dan Zech
712-303-7085



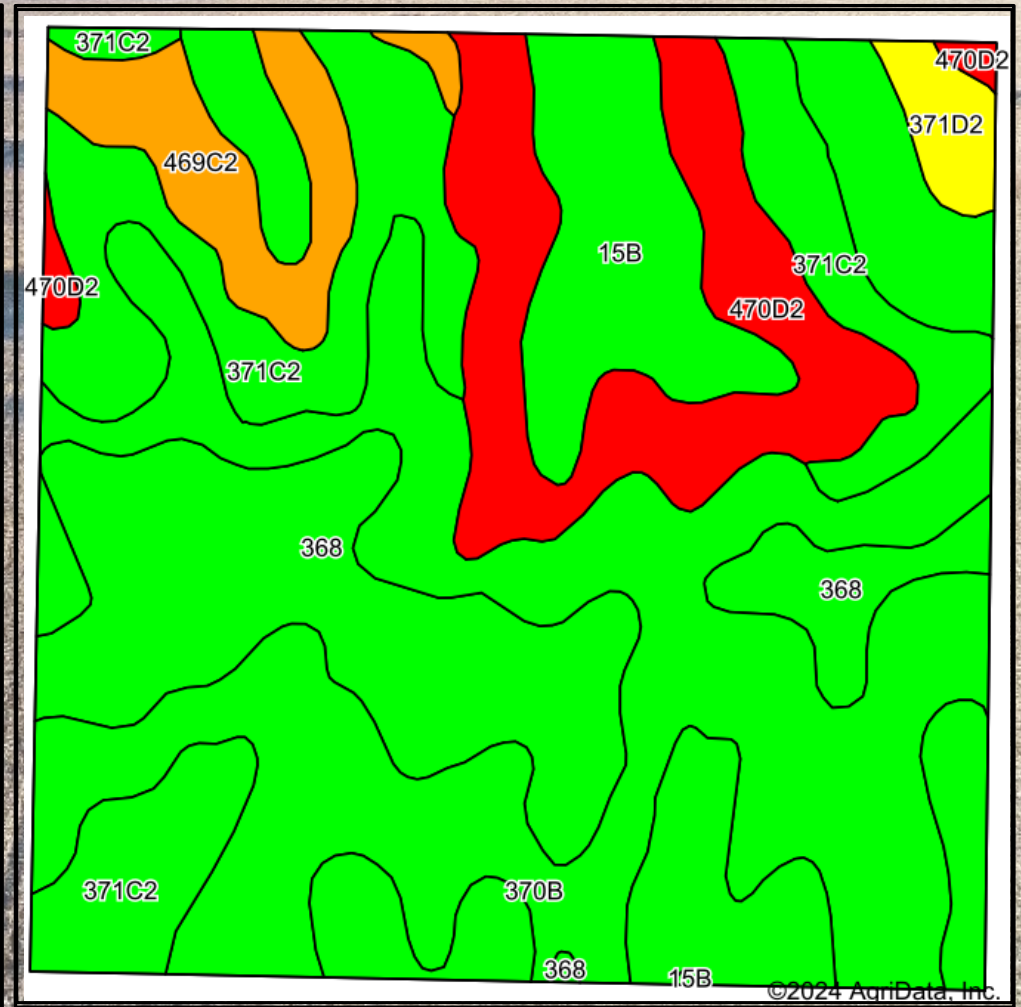
PPI, Inc. Office Location:
500 W. Temple St
Lenox, IA 50851

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



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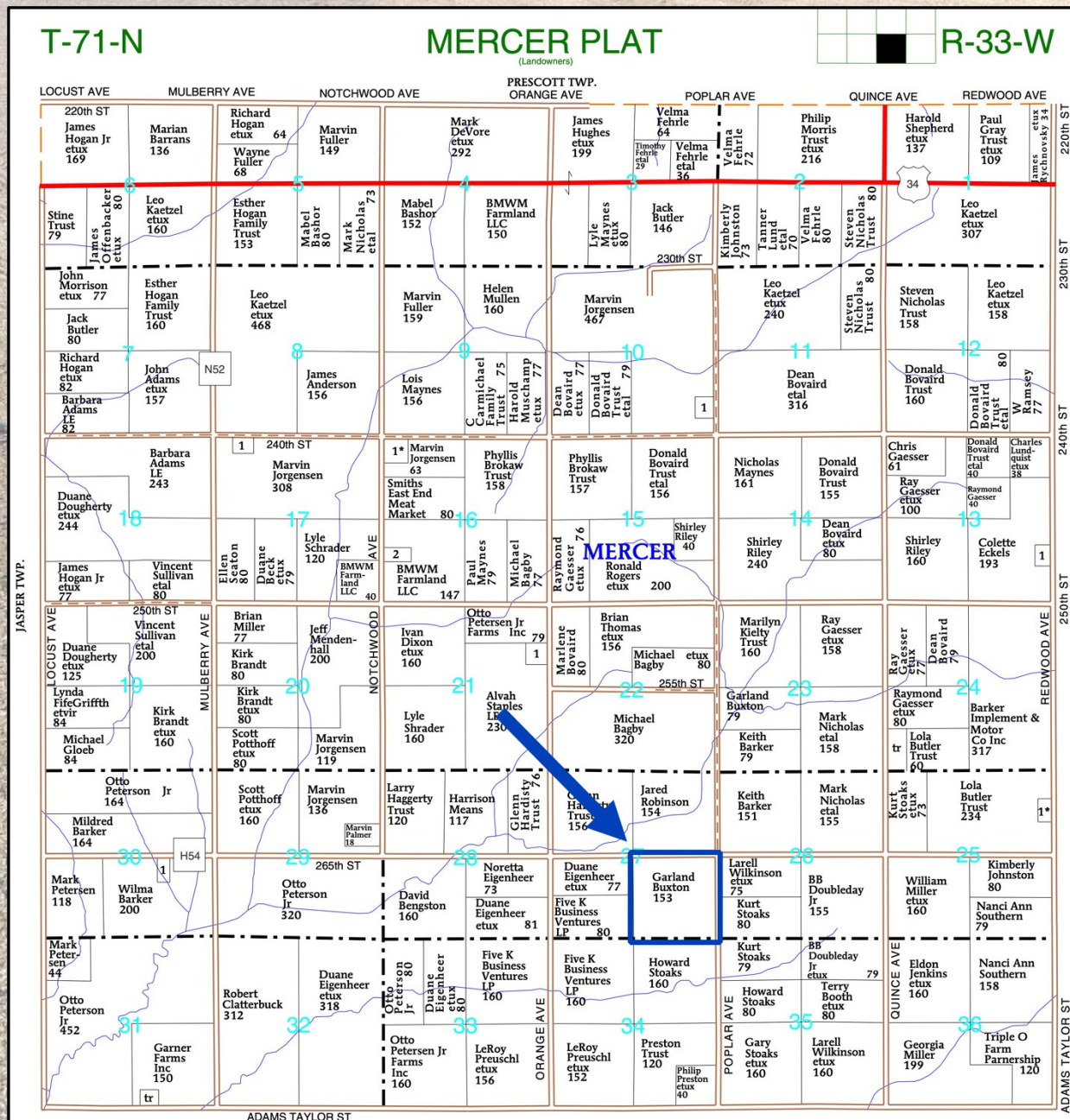


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Soil Legend

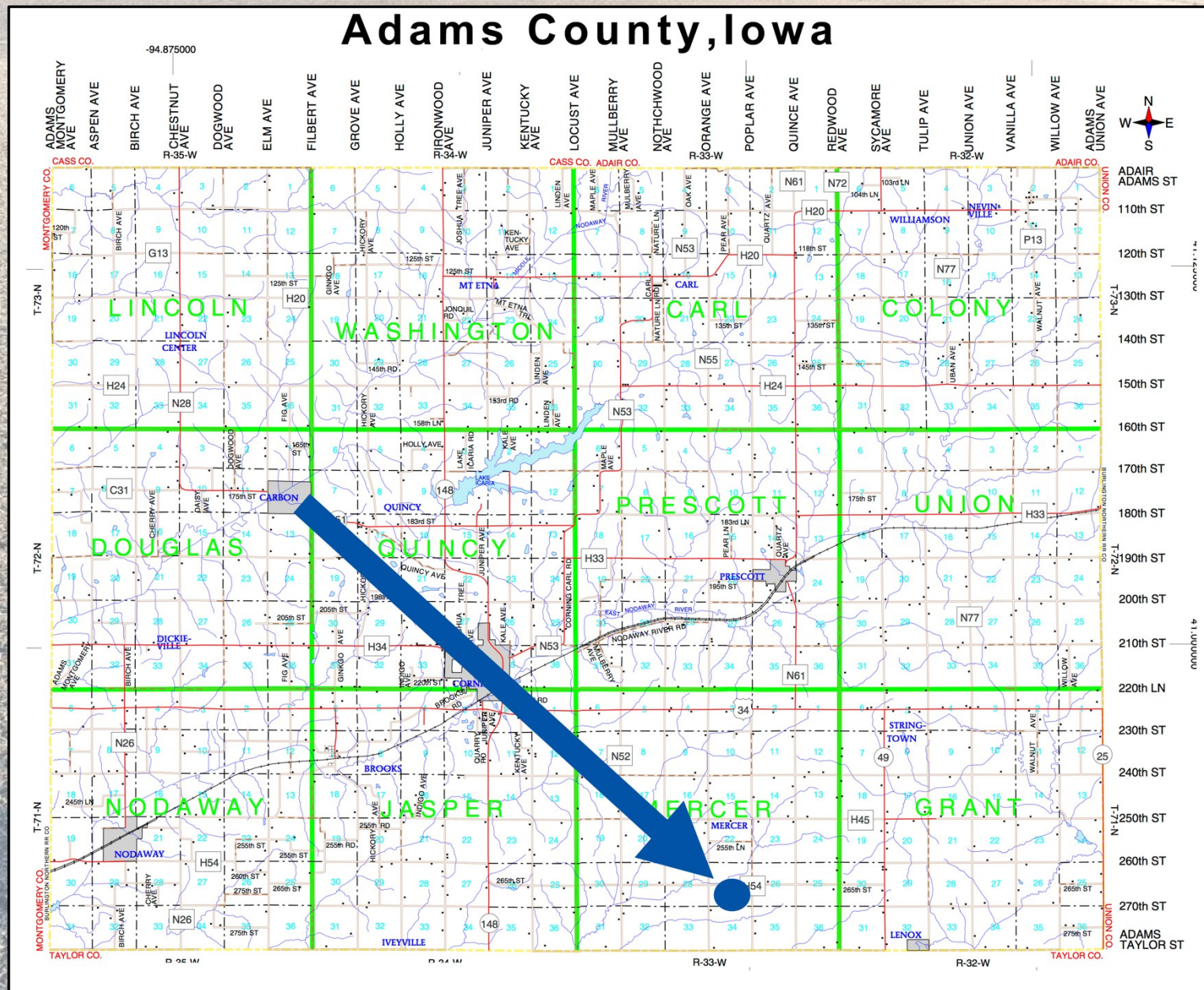
Area Symbol: IA003, Soil Area Version: 35													
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	*i Corn Bu	*i Alfalfa Tons	*i Soybeans Bu	*i Bluegrass Tons	*i Tall Grasses Tons	CSR2**	CSR	*n NCCPI Overall
370B	Sharpsburg silty clay loam, 2 to 5 percent slopes	53.11	34.8%		Ile	225.6	6.3	65.4	4.1	6.8	91	87	92
371C2	Sharpsburg-Nira silty clay loams, 5 to 9 percent slopes, eroded	34.79	22.8%		IIle	168.0	4.7	48.7	3.0	5.0	83	64	79
368	Macksburg silty clay loam, 0 to 2 percent slopes	24.57	16.1%		Iw	230.4	6.0	66.8	4.1	6.9	93	95	87
470D2	Lamoni-Shelby complex, 9 to 14 percent slopes, eroded	17.28	11.3%		IVe	134.4	3.5	39.0	2.4	4.0	28	25	62
15B	Olmitz-Ely-Zook complex, 2 to 5 percent slopes	13.24	8.7%		Ile	184.0	3.9	53.4	3.3	5.5	82	64	84
469C2	Lamoni-Clarinda-Shelby complex, 5 to 9 percent slopes, eroded	7.57	5.0%		IIle	160.0	3.4	46.4	2.9	4.8	44	30	62
371D2	Sharpsburg-Nira silty clay loams, 9 to 14 percent slopes, eroded	2.24	1.5%		IIle	176.0	4.9	51.0	3.2	5.3	57	54	76
Weighted Average						2.36	195.4	5.2	56.6	3.5	5.9	78.8	70.7 *n 82.4





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