



For Sale: 64 Taxable Acres, ML  
Taylor Co, Near Bedford, IA



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

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# McMillin 64 Farm – Taylor Co., IA 64 Taxable Acres, ML

**Asking Price:** \$332,800.00

**Town:** Bedford

**County:** Taylor

**State:** IA

**Taxes:** \$778.00 Annually (Taylor Co. Treasurer)

**Terms:** Cash, Payable at Closing

**Possession:** Upon Closing

**Land Use:** FSA reports 68.97 total farmland acres with 13.84 effective crop acres, an estimated 33.5 acres of timber, remainder in pasture and a recently constructed pond. (Taylor Co. FSA)

**FSA Description:** Corn Base 7.6, PLC Yield 85. (Taylor County FSA)

**CSR Description:** CSR2- 42.7 (Surety Maps)

**Comments:** If you are looking for a hunting/recreation tract with income possibilities or searching for a great build site, you will want to check out this property. Located south of Highway 2, southeast of Bedford, this farm consists of approximately 33 acres of timber with the remainder currently being used as pasture. This property has gravel road access on the north side. There are two ponds, one of which was recently built and has the potential to be a good fishing pond. With it's thick timber, neighboring timber draws and food source surrounding the farm, this farm has the potential to be the hunting piece you're looking for. Call Listing Agent, Brad Adamson, at 641-202-3862 to learn more!

**Listing Agent:**  
**Brad Adamson**  
**641-202-3862**



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

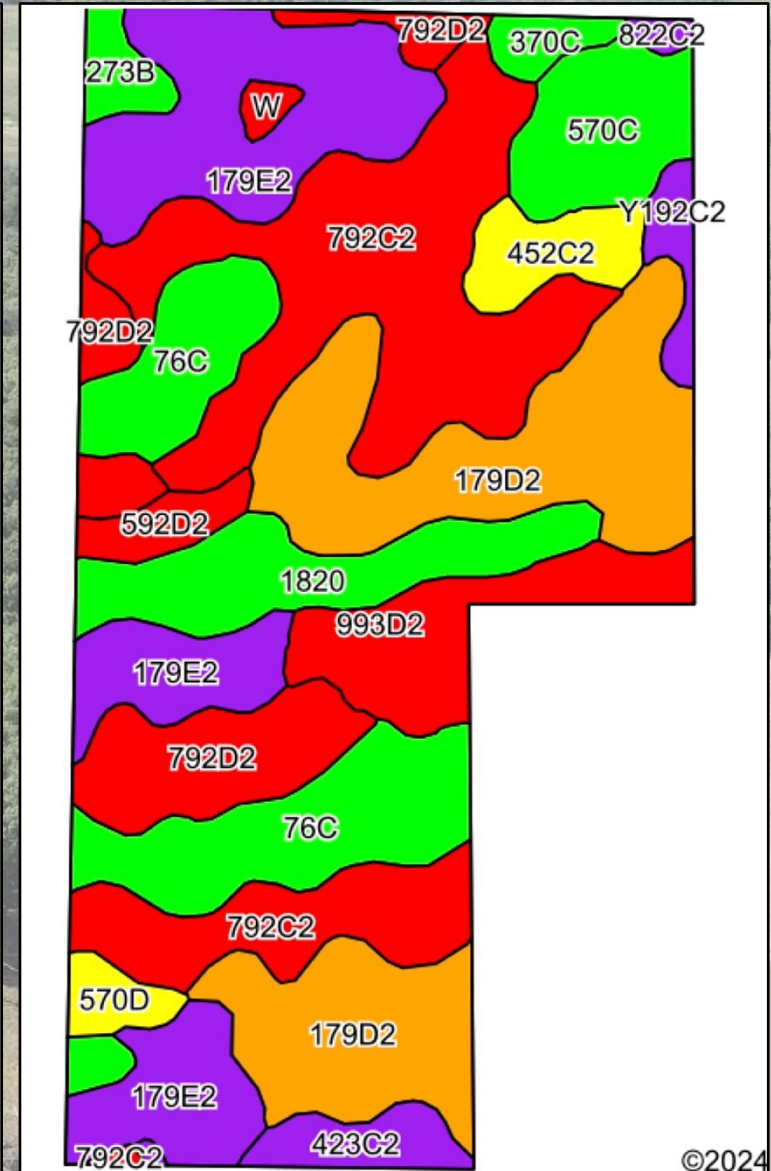
Dan Zech, Broker/Owner  
Brennan Kester, Broker Assoc./Owner  
Mark Pearson, Agent/Owner





# McMillin 64 Farm – Taylor Co., IA

## 64 Taxable Acres, ML







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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
792C2	Armstrong clay loam, 5 to 9 percent slopes, moderately eroded	14.51	21.4%		IIle	123.2	3.2	35.7	2.2	3.7	24	27
179D2	Gara loam, dissected till plain, 9 to 14 percent slopes, eroded	12.48	18.1%		IVe	163.2	4.6	47.3	2.9	4.9	43	43
179E2	Gara loam, dissected till plain, 14 to 18 percent slopes, eroded	10.78	15.6%		VIe	139.2	3.9	40.4	2.5	4.2	32	33
76C	Ladoga silt loam, dissected till plain, 5 to 9 percent slopes	7.38	10.7%		IIle	196.8	5.5	57.1	3.5	5.9	80	67
792D2	Armstrong clay loam, 9 to 14 percent slopes, moderately eroded	5.06	7.3%		IVe	88.0	2.3	25.5	1.6	2.6	5	13
1820	Dockery-Quiver silt loams, 0 to 2 percent slopes, occasionally flooded	4.50	6.5%		IIw						87	
993D2	Gara-Armstrong complex, 9 to 14 percent slopes, moderately eroded	3.66	5.3%		IVe	123.2	3.2	35.7	2.2	3.7	28	31
570C	Nira silty clay loam, dissected till plain, 5 to 9 percent slopes	2.99	4.3%		IIle	192.0	5.4	55.7	3.5	5.8	84	69

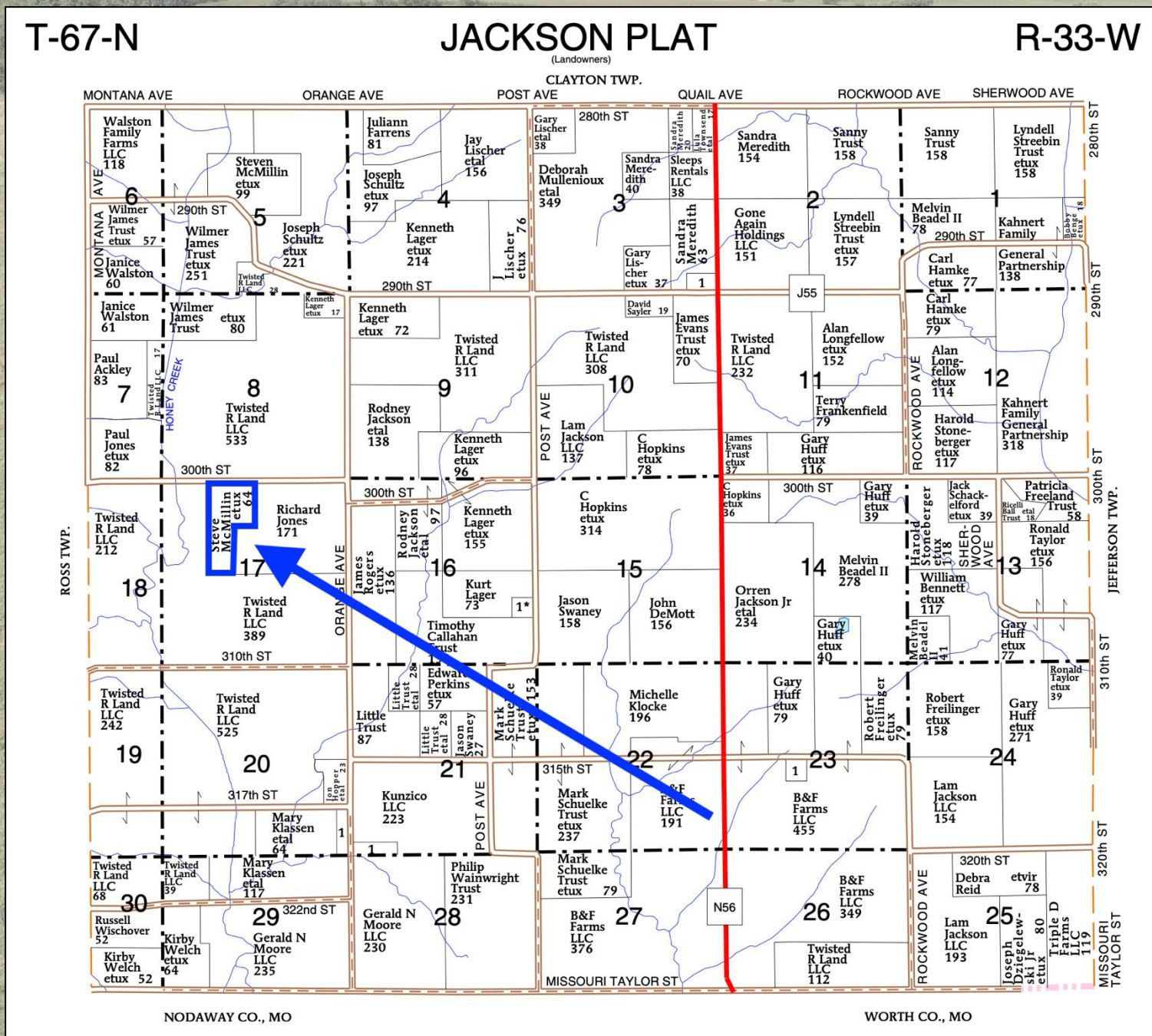
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	*i Corn Bu	*i Alfalfa Tons	*i Soybeans Bu	*i Bluegrass Tons	*i Tall Grasses Tons	CSR2**	CSR
452C2	Lineville silt loam, 5 to 9 percent slopes, moderately eroded	1.66	2.4%		IIle	80.0	2.1	23.2	1.4	2.4	53	31
423C2	Bucknell silty clay loam, 5 to 9 percent slopes, moderately eroded	1.33	1.9%		IIle	126.4	3.3	36.7	2.3	3.8	34	27
592D2	Mystic silt loam, 9 to 14 percent slopes, moderately eroded	0.98	1.4%		IVe	88.0	2.3	25.5	1.6	2.6	9	5
273B	Olmitz loam, 2 to 5 percent slopes	0.85	1.2%		IIe	224.0	6.3	65.0	4.0	6.7	89	72
Y192C2	Adair clay loam, dissected till plain, 5 to 9 percent slopes, eroded	0.78	1.1%		IIle	0.0	0.0	0.0	0.0	0.0	33	
570D	Nira silty clay loam, 9 to 14 percent slopes	0.78	1.1%		IIle	163.2	4.6	47.3	2.9	4.9	58	59
370C	Sharpsburg silty clay loam, 5 to 9 percent slopes	0.71	1.0%		IIle	209.6	5.9	60.8	3.8	6.3	81	72
W	Water	0.29	0.4%			0.0	0.0	0.0	0.0	0.0	0	0
822C2	Lamoni silty clay loam, 5 to 9 percent slopes, eroded	0.22	0.3%		IIle	129.6	3.4	37.6	2.3	3.9	32	30
Weighted Average					*-	132.4	3.6	38.4	2.4	4	42.7	*-





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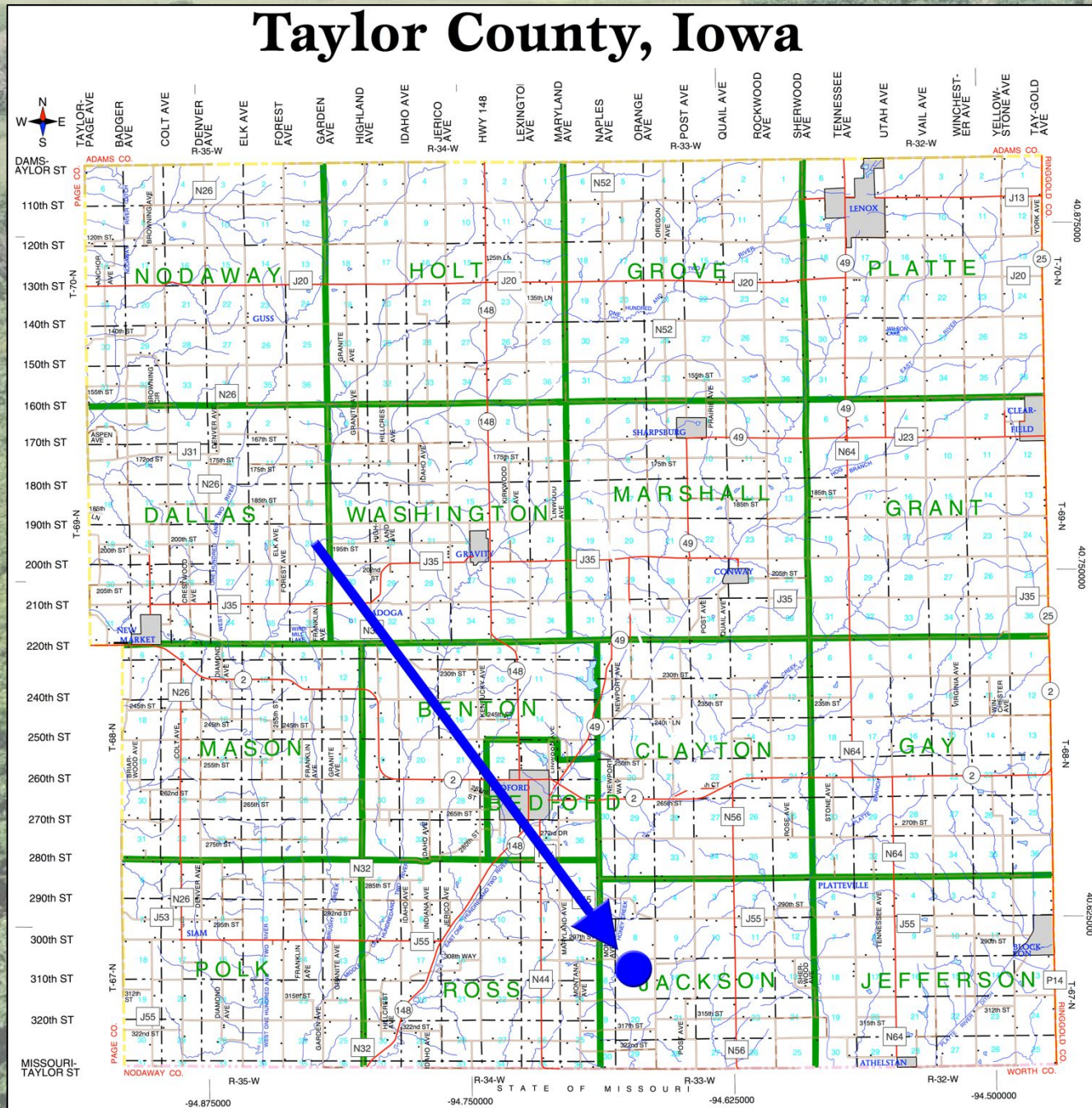




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### Taylor County, Iowa







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