



**For Sale: 18.99 Taxable Acres, ML
Calhoun Co., near Lake City, Iowa**



Call 641-333-2705 or visit southwestiowaland.com

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Pudenz 18 Farm – Calhoun Co., IA 18.99 Taxable Acres, ML

Asking Price: \$425,000.00

Town: Lake City

County: Calhoun

State: IA

Taxes: Estimated \$628 annually (Calhoun Co. Treasurer)

Terms: Cash, Payable at Closing

Land Use: FSA shows 18.36 farmland acres, with 16.69 cropland acres (Calhoun Co. FSA)

Possession: Upon Closing

FSA Description: Corn Base 16.4, 113 PLC Yield (Calhoun Co. FSA)

CSR Description: CSR2 – 88.1 (Surety Maps)

Comments: Presenting the Pudenz 18.99 Farm - located in the highly productive county of Calhoun, close to Lake City. This almost all tillable farm features an overall CSR II in the upper 80's allowing for some amazing yield potential! Farm it yourself or sit back and collect the cash rent for a set ROI. This tract needs nothing except a crop in the ground! If you're in the market for a farm this smaller, low risk tract is a must see. Call 641-333-2705 for more info!

**Listing Agent:
Tom Miller
712-621-1281**

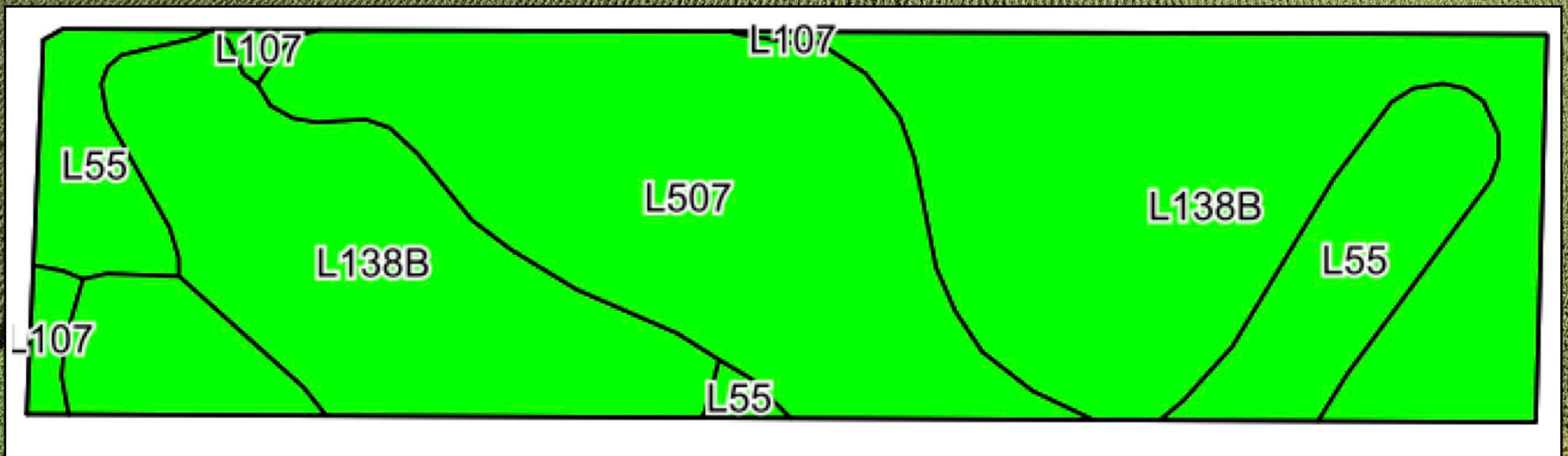


**PPI, Inc. Office Location:
500 W. Temple St
Lenox, IA 50851
Dan Zech, Broker/Owner
Brennan Kester, Broker Assoc./Owner
Mark Pearson, Agent/Owner**



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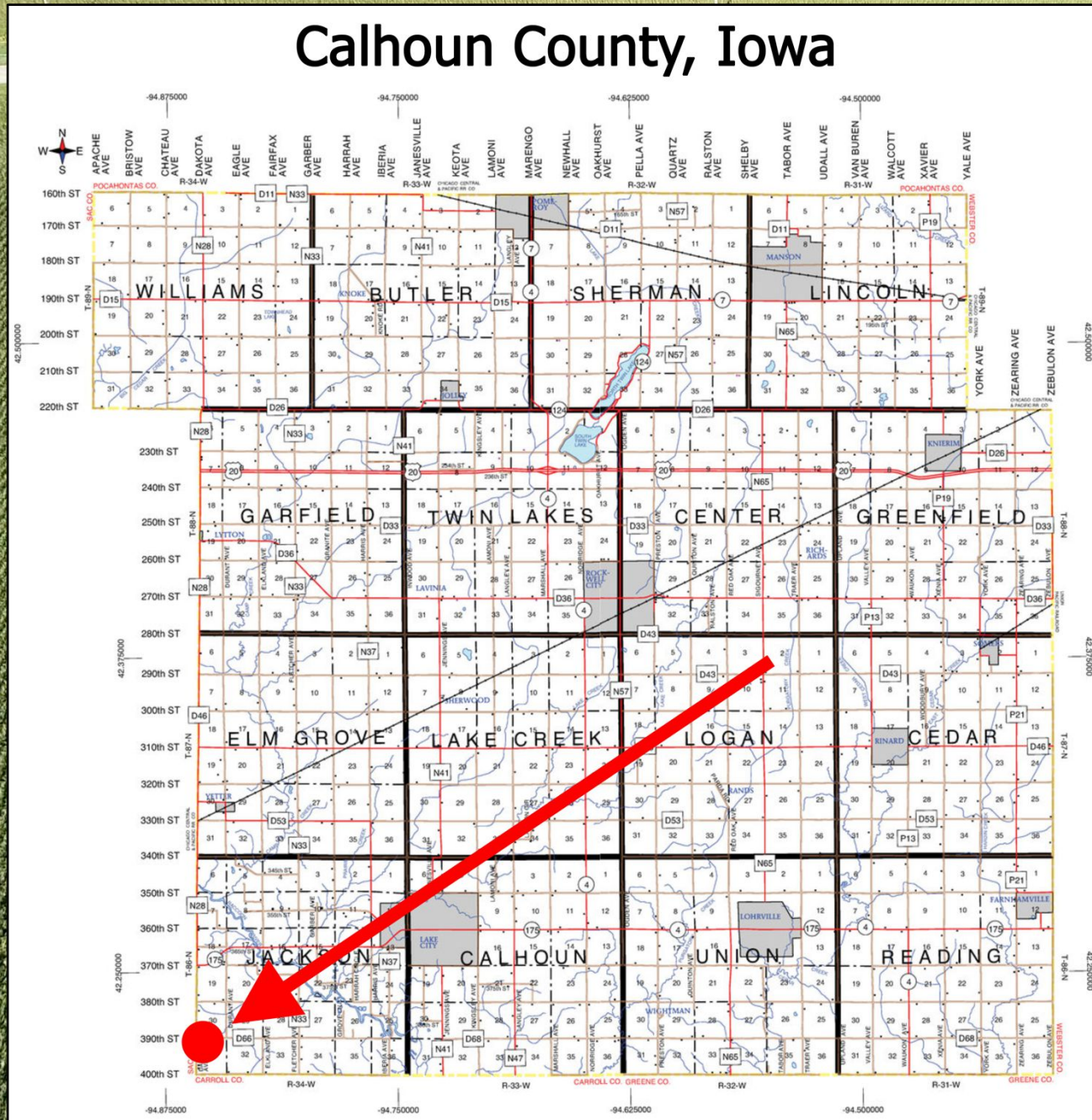
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Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	*i Corn Bu	*i Alfalfa Tons	*i Soybeans Bu	*i Bluegrass Tons	*i Tall Grasses Tons	CSR2**
L138B	Clarion loam, Bemis moraine, 2 to 6 percent slopes	8.91	52.5%		lle	220.8	6.2	64.0	4.0	6.6	88
L507	Canisteo clay loam, Bemis moraine, 0 to 2 percent slopes	5.62	33.1%		llw	0.0	0.0	0.0	0.0	0.0	87
L55	Nicollet loam, 1 to 3 percent slopes	2.17	12.8%		le	0.0	0.0	0.0	0.0	0.0	91
L107	Webster clay loam, Bemis moraine, 0 to 2 percent slopes	0.26	1.5%		llw	0.0	0.0	0.0	0.0	0.0	88
Weighted Average					1.87	116	3.3	33.6	2.1	3.5	88.1



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