

# **VERY RARE LARGE REC & INCOME FARM!**

1,067 Acres, ML, Well-Located Just Outside Bedford, IA



(641)  
333  
2705



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# VW 1,067 Farm - Taylor Co., IA

## 1,067 Taxable Acres, ML

**Asking Price:** \$7,100,000.00

**Town/County/State:** Bedford – Taylor - Iowa

**Taxes:** \$23,462.00 Annually (Treasurer)

**Possession:** Upon Closing, May Be Subject to Farm Tenancy

**Land Use:** FSA shows 1,065.56 farmland acres, with 708.4 tillable acres, of which 357.88 acres are enrolled in the Conservation Reserve Program (CRP), and with 350.52 effective tillable row crop acres, with the remainder in Timber. (FSA)

**FSA Description:** Corn Base 181.43, 92.25 PLC Yield; Soybean Base 3.97, 30.33 PLC Yield, Sorghum Base 36.53, 65 PLC Yield (FSA)

**CRP Description:** \$72,180 annual income or 357.88 enrolled acres; 284.79 acres expire in 2026 (\$54,098/yr), 36.24 acres expire in 2032 (\$8,591/yr), and 36.35 acres expire in 2034 (\$9,491/yr). (FSA)

**CSR Description:** CSR2- 50.2 (Surety Maps)

**Comments:** Attention any outdoor enthusiasts and hunters; this large, contiguous property is a must see! This once-in-a-lifetime property features multiple sections of mature timber with several ponds with an excellent location near a state park in an area that is well-known for great hunting potential! This property is also a great income producer with over 700 tillable acres, over 350 acres enrolled in the Conservation Reserve Program (CRP) and over 350 row crop acres. Additionally, more than 280 acres of CRP are expiring in 2026, giving the new owner plenty of options for future income streams. The beauty of the landscapes of this property is a must see! Schedule a private showing of this fantastic property today!

**The information contained in this prospectus was gathered from sources believed to be reliable. We do not guarantee this information and urge the prospective buyer to do further investigation on their own. PPI, Inc. is representing the Seller.**

**PPI, Inc. Office Location:**

500 W. Temple St

Lenox, IA 50851

Dan Zech, Broker/Owner

Brennan Kester, Broker Assoc./Owner

Mark Pearson, Agent/Owner

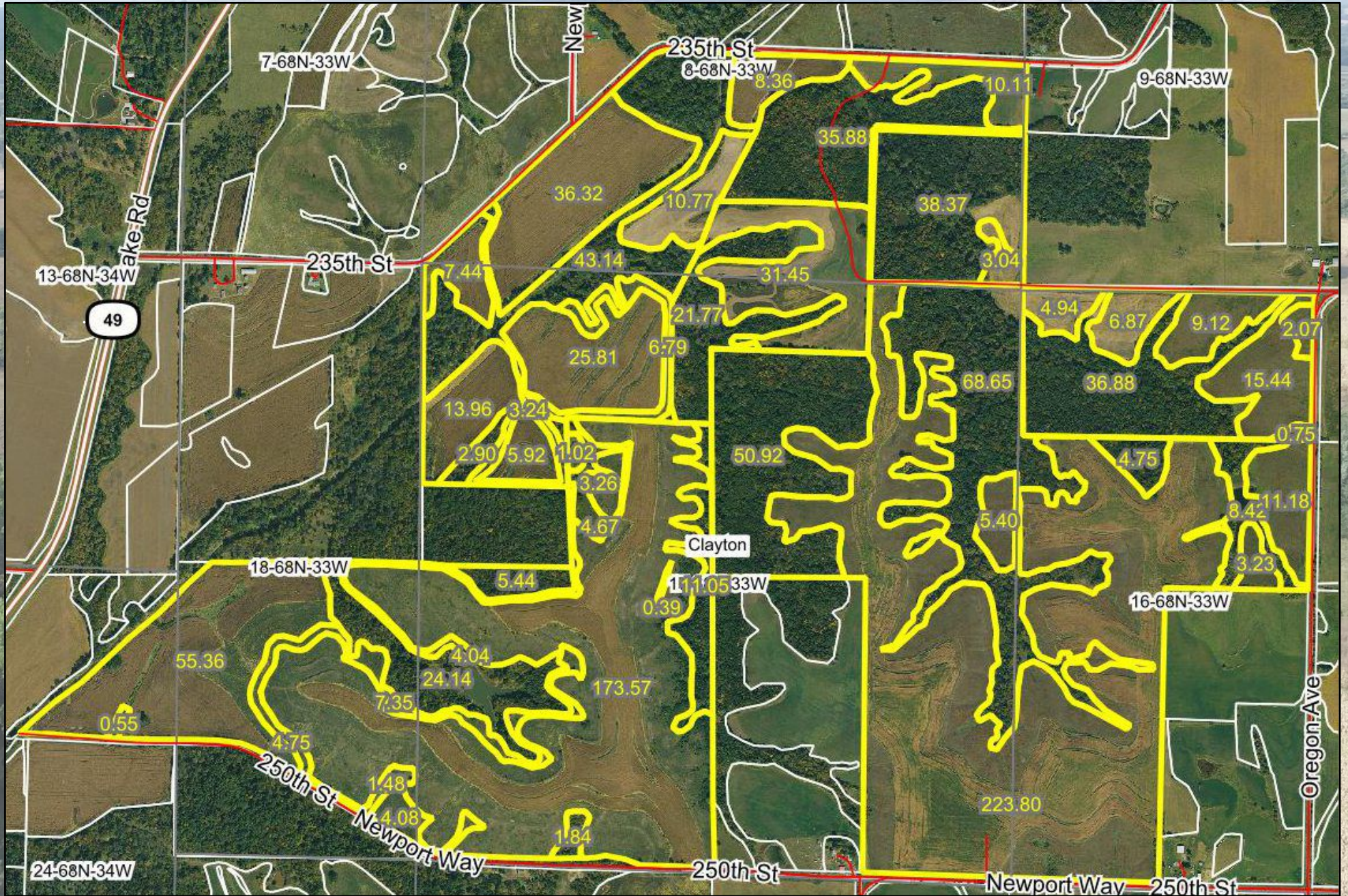
**Listing Agent:**  
**Cole Winther**  
**712-621-0966**





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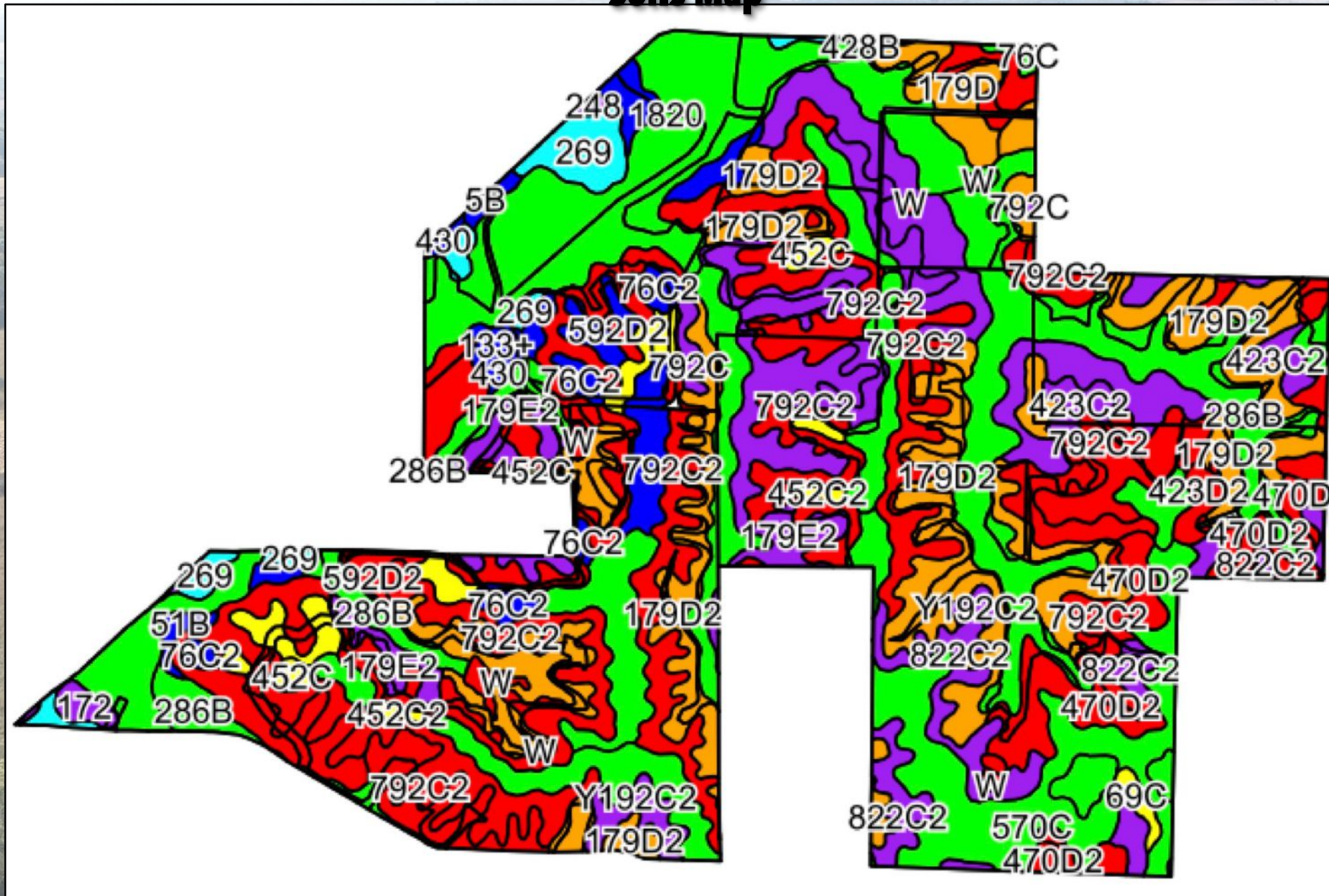




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## 1,067 Taxable Acres, ML

### Soils Map





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### Soils Inventory

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR	*n NCCPI Overall
792C2	Armstrong clay loam, 5 to 9 percent slopes, moderately eroded	164.25	15.6%		Ille	24	27	63
179D2	Gara loam, dissected till plain, 9 to 14 percent slopes, eroded	142.13	13.4%		Ive	43	43	73
1820	Dockery-Quiver silt loams, 0 to 2 percent slopes, occasionally flooded	104.00	9.8%		Ilw	87		93
286B	Colo-Judson-Nodaway complex, 0 to 5 percent slopes	103.55	9.8%		Ilw	80	65	88
179E2	Gara loam, dissected till plain, 14 to 18 percent slopes, eroded	70.08	6.6%		Vle	32	33	70
570C	Nira silty clay loam, dissected till plain, 5 to 9 percent slopes	60.00	5.7%		Ille	84	69	90
592D2	Mystic silt loam, 9 to 14 percent slopes, moderately eroded	45.76	4.3%		Ive	9	5	67
470D2	Lamoni-Shelby complex, 9 to 14 percent slopes, eroded	37.89	3.6%		Ive	28	25	62
822C2	Lamoni silty clay loam, 5 to 9 percent slopes, eroded	32.62	3.1%		Ille	32	30	61
370C	Sharpsburg silty clay loam, 5 to 9 percent slopes	28.01	2.6%		Ille	81	72	89

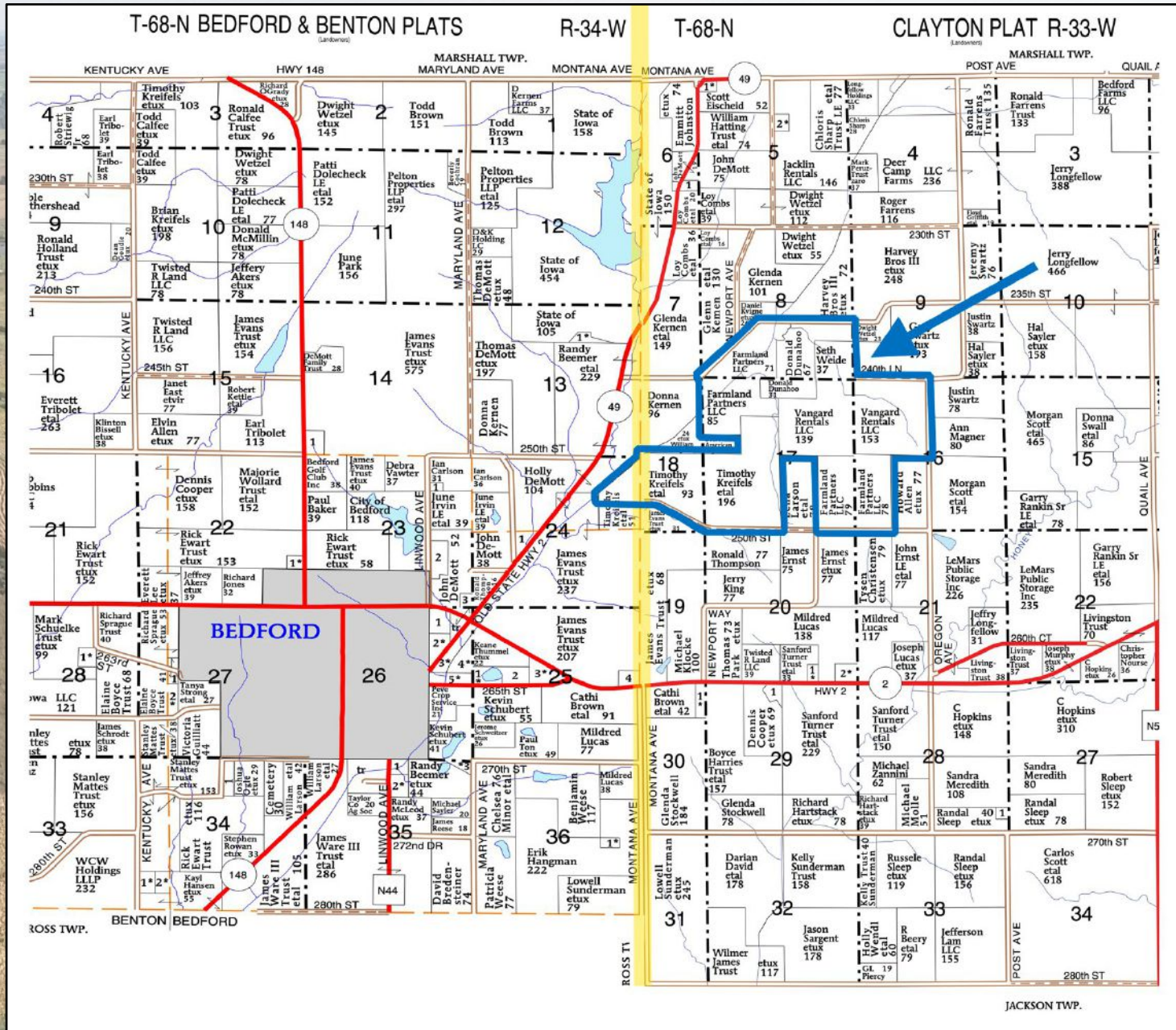
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR	*n NCCPI Overall
76C2	Ladoga silty clay loam, dissected till plain, 5 to 9 percent slopes, eroded	26.45	2.5%		Ille	75	62	76
179E	Gara loam, dissected till plain, 14 to 18 percent slopes	24.66	2.3%		Vle	37	35	78
370C2	Sharpsburg silty clay loam, 5 to 9 percent slopes, eroded	20.86	2.0%		Ille	80	67	82
289	Humeston silty clay loam, 0 to 2 percent slopes	20.13	1.9%		Illw	68	58	73
993D2	Gara-Armstrong complex, 9 to 14 percent slopes, moderately eroded	18.83	1.8%		Ive	28	31	69
423D2	Bucknell silty clay loam, 9 to 14 percent slopes, moderately eroded	17.00	1.6%		Ive	6	13	62
792C	Armstrong loam, 5 to 9 percent slopes	15.22	1.4%		Ille	35	31	68
179D	Gara loam, dissected till plain, 9 to 14 percent slopes	13.88	1.3%		Ive	49	45	84
76C	Ladoga silt loam, dissected till plain, 5 to 9 percent slopes	12.94	1.2%		Ille	80	67	81
76D2	Ladoga silty clay loam, 9 to 14 percent slopes, eroded	11.01	1.0%		Ille	50	52	73

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR	*n NCCPI Overall
Y192C2	Adair clay loam, dissected till plain, 5 to 9 percent slopes, eroded	8.26	0.8%		Ille	33		63
W	Water	6.95	0.7%			0	0	
430	Ackmore silt loam, 0 to 2 percent slopes, occasionally flooded	6.44	0.6%		Ilw	77	83	90
370B	Sharpsburg silty clay loam, 2 to 5 percent slopes	6.16	0.6%		Ille	91	87	92
792D2	Armstrong clay loam, 9 to 14 percent slopes, moderately eroded	4.77	0.4%		Ive	5	13	60
452C	Lineville silt loam, 5 to 9 percent slopes	4.34	0.4%		Ille	56	36	87
273B	Olmitz loam, 2 to 5 percent slopes	3.94	0.4%		Ile	89	72	96
133+	Colo silt loam, deep loess, 0 to 2 percent slopes, overwash, occasionally flooded	3.34	0.3%		Ilw	78	85	85
172	Wabash silty clay, 0 to 1 percent slopes	3.10	0.3%		Illw	39	45	48
69C	Clearfield silty clay loam, dissected till plain, 5 to 9 percent slopes	2.70	0.3%		Illw	59	50	76
5B	Colo-Ackmore complex, 0 to 5 percent slopes	1.58	0.1%		Ilw	75	63	86
248	Wabash silty clay loam, 0 to 1 percent slopes	1.24	0.1%		Illw	37	60	52
428B	Ely silty clay loam, dissected till plain, 2 to 5 percent slopes	0.28	0.0%		Ile	88	84	95
				<b>Weighted Average</b>	-.	<b>50.2</b>	-.	<b>*n 75.1</b>



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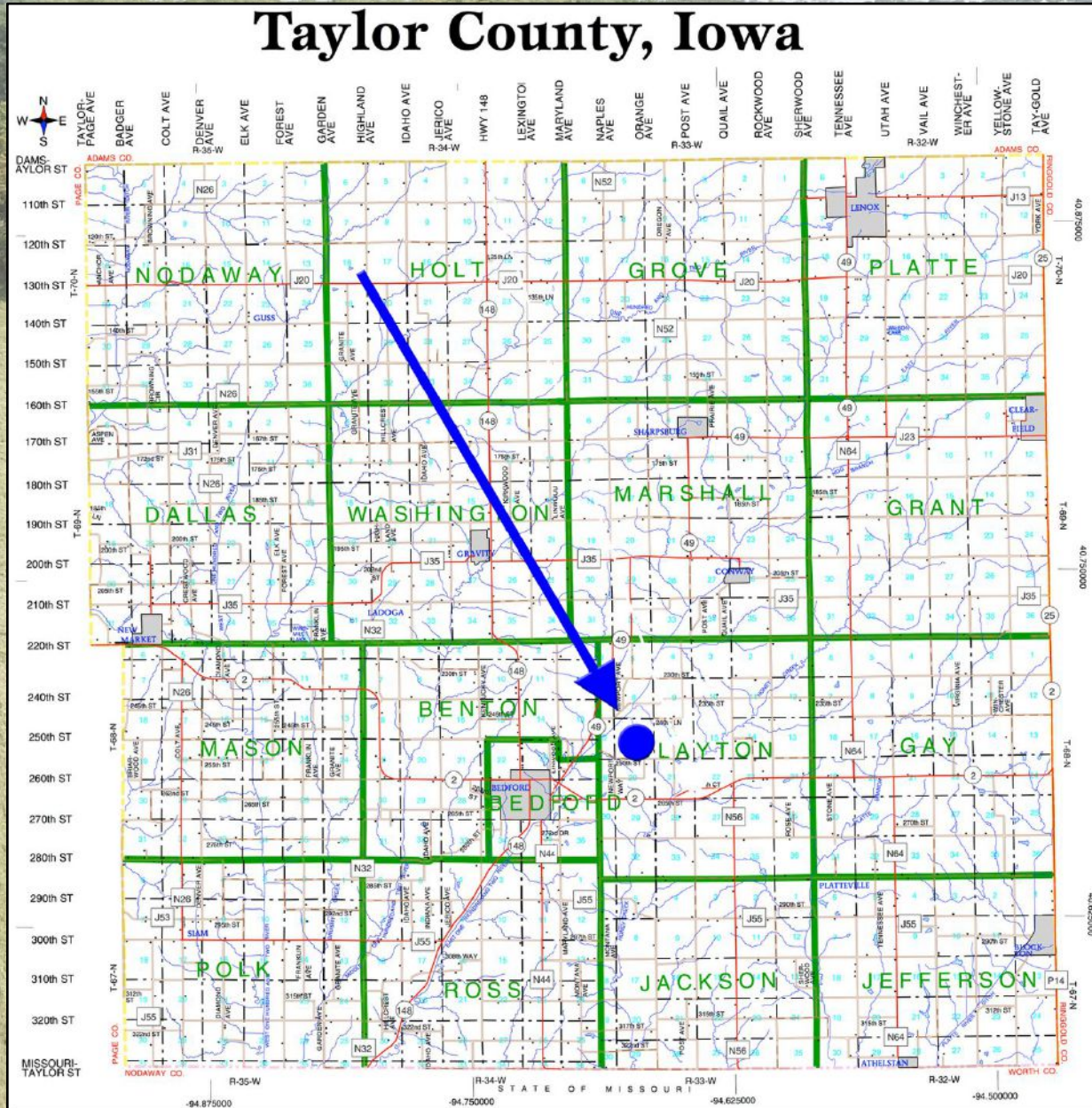
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