

Excellent Recreation Timber & Crop Income!

75 Acres, ML, Near Gravity, Iowa



(641)
333
2705



southwestiowaland.com



Bistline Farm

Taylor Co., IA - 75 Ares, ML

Asking Price: \$469,900.00

Town: Gravity

County: Taylor

State: IA

Taxes: \$1,224 Annually (Treasurer)

Terms: Cash, Payable at Closing

Possession: Upon Closing

Land Use: FSA reports 74.2 total farmland acres with 51.67 effective crop acres, some of which are currently operated as grass/pasture, with the remainder in timber. (Taylor Co. FSA)

FSA Description: Corn Base 48.08, PLC Yield 83. (Taylor County FSA)

CSR Description: CSR2- 45 (Surety Maps)

Comments: Preferred Properties is proud to present a new farm property. This exceptional 75 acre, M/L, farm offers a perfect blend of agriculture and recreation. The property features prime hunting opportunities with diverse wildlife habitat, productive row crop land, pasture and several ideal sites for building your dream home or cabin. Whether you're an avid hunter, a farmer, or someone looking for a peaceful retreat with plenty of space, this farm has something for everyone. Call today to schedule your showing before it's gone. Give Listing Agent, Brad Adamson, a call at 641-202-3862 to learn more!

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.

Listing Agent:
Brad Adamson
641-202-3862



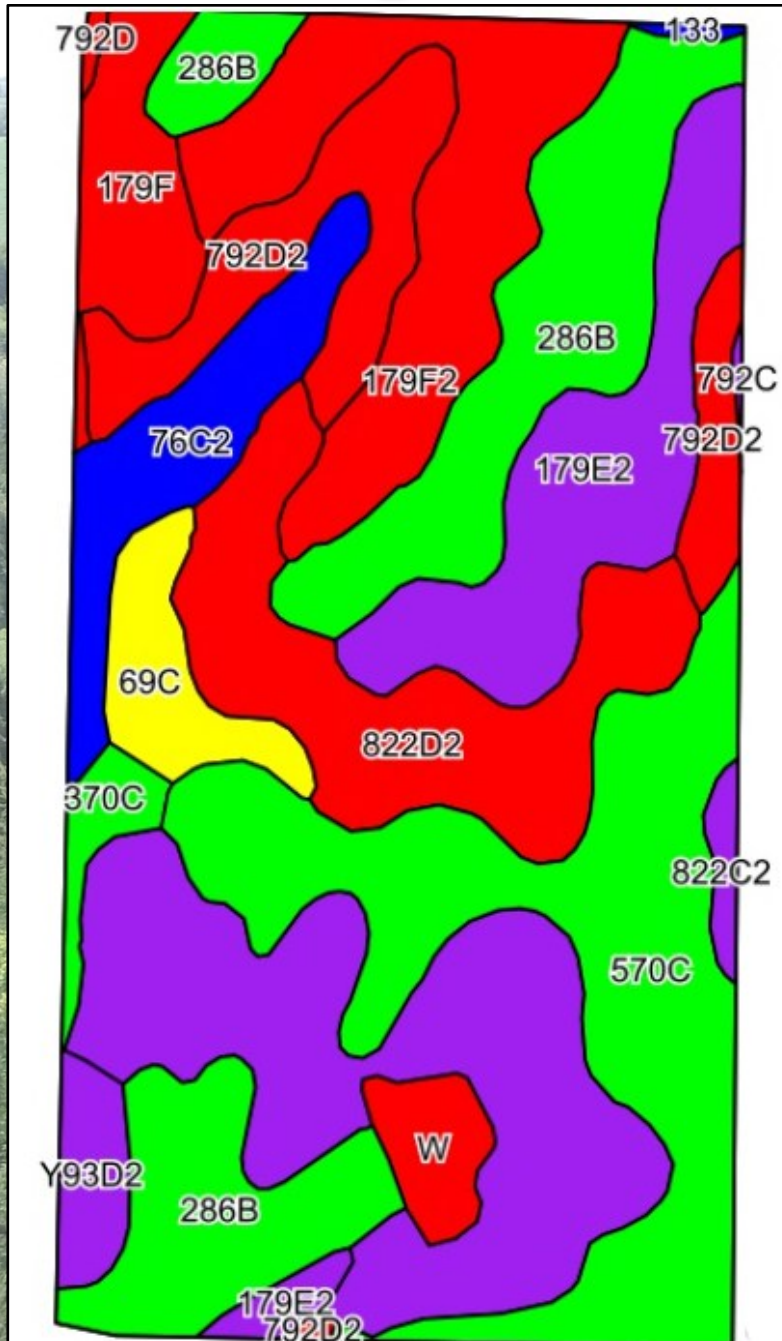
PPI, Inc. Office Location:
500 W. Temple St
Lenox, IA 50851

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



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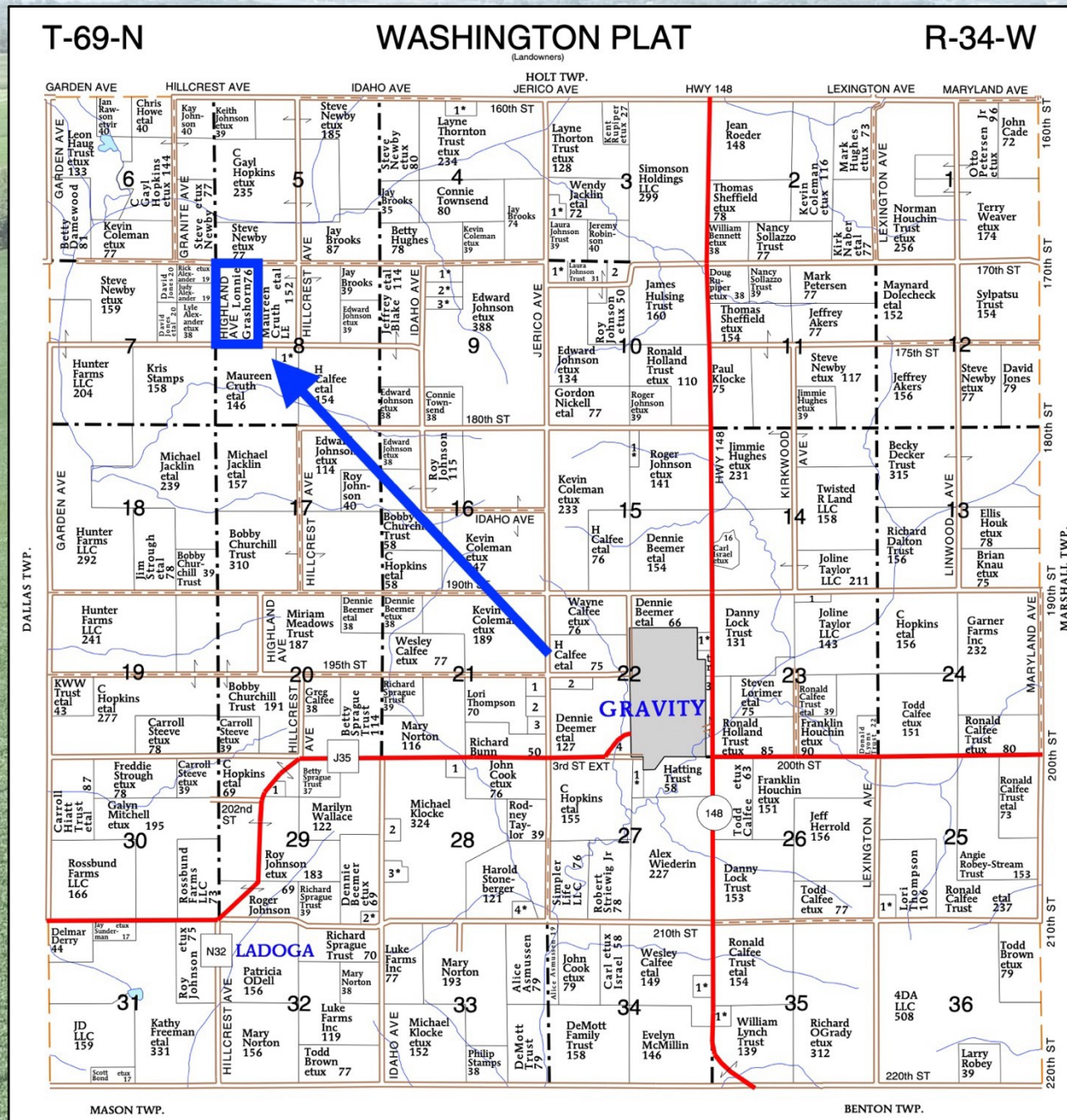
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	*i Corn Bu	*i Alfalfa Tons	*i Soybeans Bu	*i Bluegrass Tons	*i Tall Grasses Tons	CSR2**	CSR	*n NCCPI Overall
570C	Nira silty clay loam, dissected till plain, 5 to 9 percent slopes	12.38	16.4%		Ille	192.0	5.4	55.7	3.5	5.8	84	69	90
822C2	Lamoni silty clay loam, 5 to 9 percent slopes, eroded	11.98	15.9%		Ille	129.6	3.4	37.6	2.3	3.9	32	30	61
286B	Colo-Judson-Nodaway complex, 0 to 5 percent slopes	11.88	15.8%		Ilw	216.0	4.5	62.6	3.9	6.5	80	65	88
179F2	Gara loam, dissected till plain, 18 to 25 percent slopes, eroded	7.31	9.7%		Vlle	115.2	3.2	33.4	2.1	3.5	16	13	55
822D2	Lamoni silty clay loam, 9 to 14 percent slopes, eroded	7.28	9.7%		IVe	100.8	2.6	29.2	1.8	3.0	10	15	59
179E2	Gara loam, dissected till plain, 14 to 18 percent slopes, eroded	6.76	9.0%		Vlle	139.2	3.9	40.4	2.5	4.2	32	33	70
792D2	Armstrong clay loam, 9 to 14 percent slopes, moderately eroded	5.40	7.2%		IVe	88.0	2.3	25.5	1.6	2.6	5	13	60

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
76C2	Ladoga silty clay loam, dissected till plain, 5 to 9 percent slopes, eroded	3.63	4.8%		Ille	192.0	5.4	55.7	3.5	5.8	75	62	76
179F	Gara loam, 18 to 25 percent slopes	2.61	3.5%		Vlle	120.0	3.4	34.8	2.2	3.6	18	15	61
69C	Clearfield silty clay loam, dissected till plain, 5 to 9 percent slopes	2.15	2.9%		Ilw	168.0	3.5	48.7	3.0	5.0	59	50	76
W	Water	1.27	1.7%			0.0	0.0	0.0	0.0	0.0	0	0	
Y93D2	Shelby-Adair clay loams, dissected till plain, 9 to 14 percent slopes, eroded	1.23	1.6%		Ille	0.0	0.0	0.0	0.0	0.0	35		68
370C	Sharpsburg silty clay loam, 5 to 9 percent slopes	0.92	1.2%		Ille	209.6	5.9	60.8	3.8	6.3	81	72	89
792D	Armstrong loam, 9 to 14 percent slopes	0.25	0.3%		IVe	99.2	2.6	28.8	1.8	3.0	9	18	65
133	Colo silty clay loam, deep loess, 0 to 2 percent slopes, occasionally flooded	0.12	0.2%		Ilw	204.8	4.3	59.4	3.7	6.1	78	80	81
792C	Armstrong loam, 5 to 9 percent slopes	0.07	0.1%		Ille	128.0	3.3	37.1	2.3	3.8	35	31	68
Weighted Average					*-	147.7	3.8	42.8	2.7	4.4	45	*-	*n 70.6



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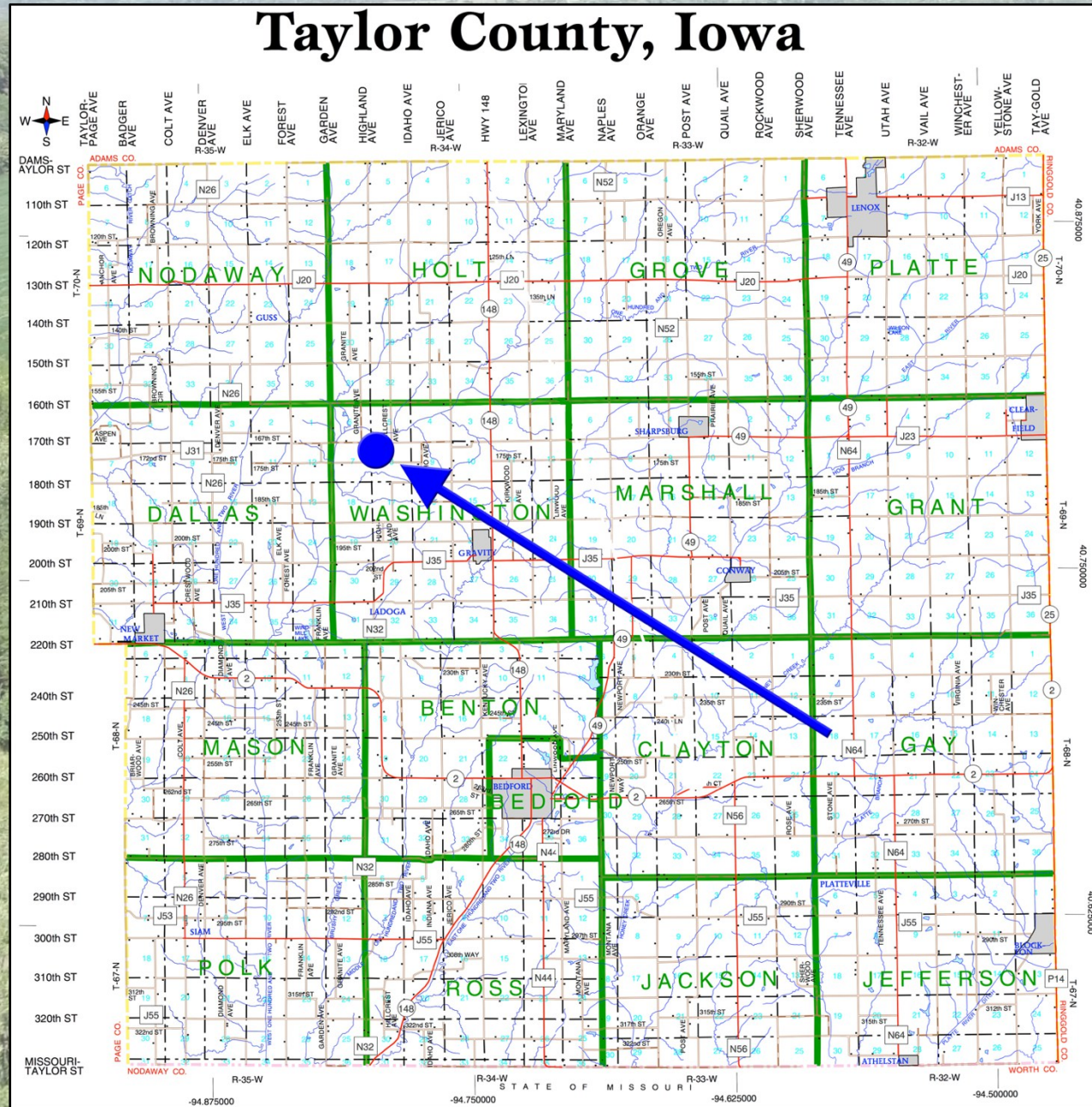
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