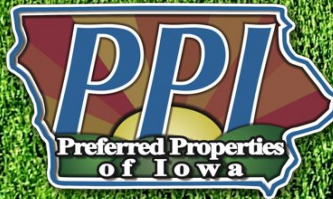


LARGE CROP FARM; GREAT LOCATION & SOILS!

Union Co: 609 Taxable Acres, ML, Located near Creston, IA



(641)
333
2705



southwestiowaland.com



Eilers Farm - Union Co., IA

609 Taxable Acres, ML

Asking Price: \$5,500,000.00

Town/County/State: Creston – Union- Iowa

Taxes: \$11,247 Annually (Treasurer)

Dwelling: 2 bedroom, 1 bath, 974 sq feet – 1 story built in 1948 (Assessor)

Outbuilding(s): Detached garage 14x20 (1948); Metal Bldg-Garage 21x21(2014) (Assessor)

Possession: Upon Closing, May Be Subject to Farm Tenancy

Land Use: FSA reports 604.63 farmland acres with 526.09 tillable acres, of which 160.56 acres are enrolled in the Conservation Reserve Program (CRP), and the balance of 365.53 effective tillable acres in row crop. (FSA)

CRP Description: 160.56 acres earning \$45,851 per year expiring in 2027 in 3 contracts, as follows: 76.1 acres @ \$278.38/acre=\$21,185/yr; 74.08 acres @ \$283.01/acre=\$20,965/yr; 10.38 acres @ \$356.54/acre=\$3,701/yr (FSA)

FSA Description: Oat Base 0.10, PLC Yield 49; Corn Base 337.9, PLC Yield 144;

Soybean Base 2.7, PLC Yield 40 (FSA)

CSR Description: CSR2 – 70.0 (Surety Maps)

Comments: Preferred Properties of Iowa, Inc., is proud to present the Eilers Farm! You need to check out this large, contiguous property consisting of 609 taxable acres as highly productive crop farms like this one don't hit the market often. Further, this farm is extremely well-located near Creston in Union County, Iowa; right on the High & Dry hard surface highway. This property sits in a very well-known, high demand area. Featuring very productive soils, this farm has a CSR2 average of 70 – well-above the county average – adding further value to this desirable property. Don't wait too long – arrange your private showing of this excellent 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:
Tom Miller
712-621-1281

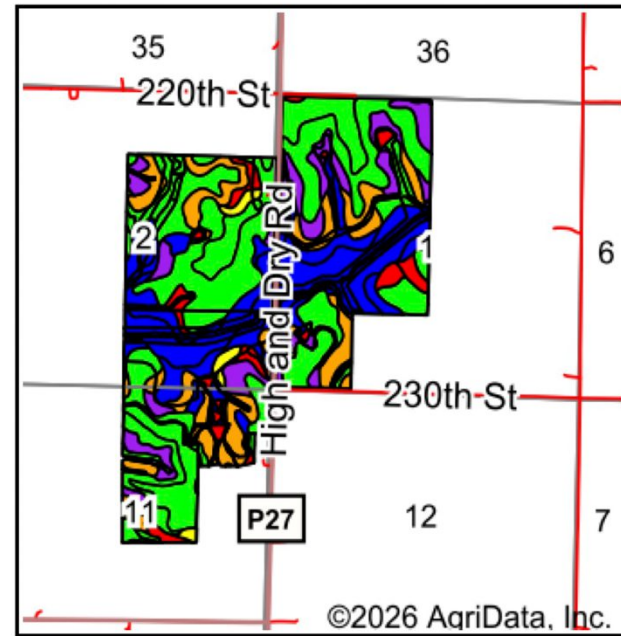
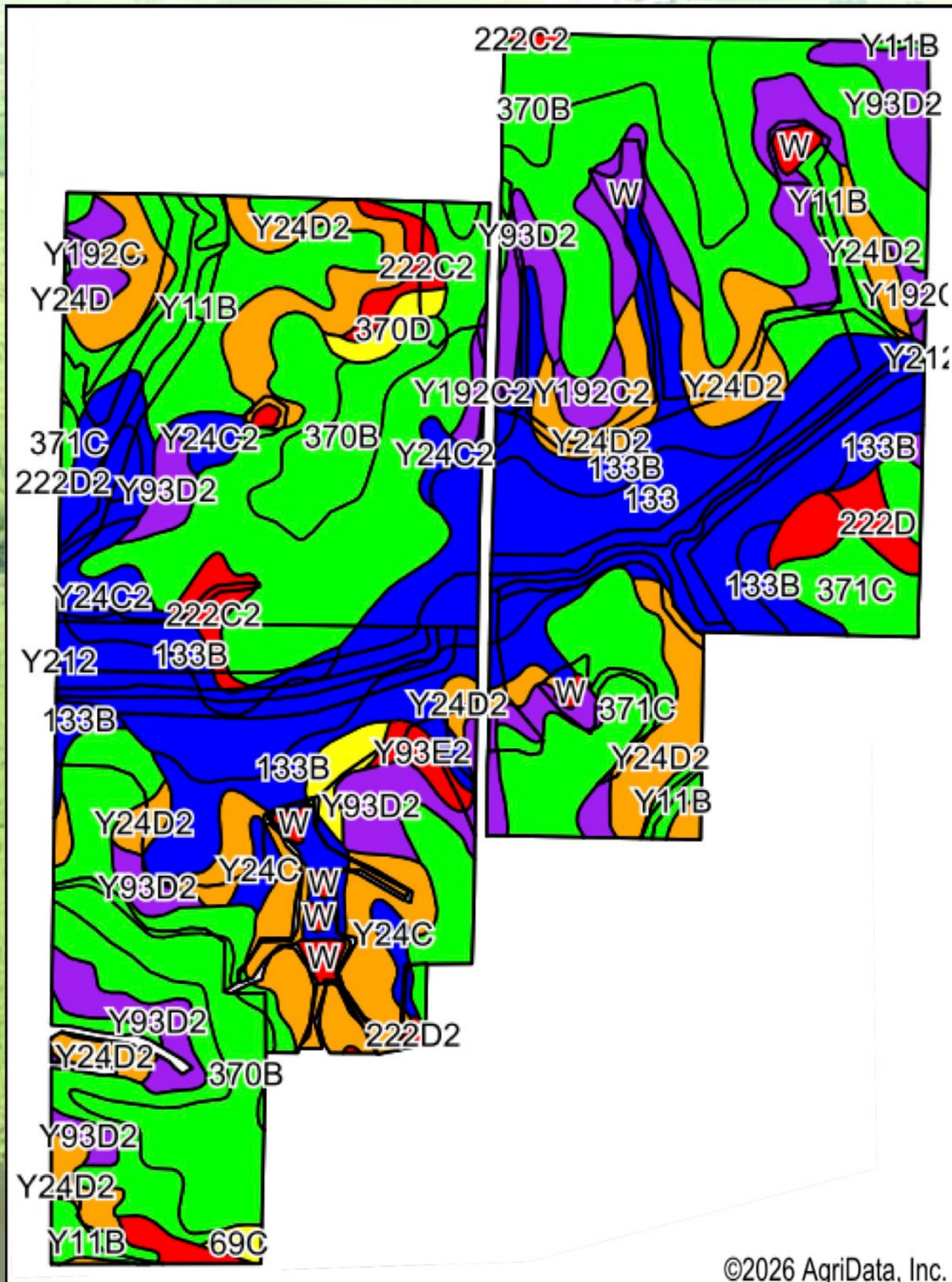






Eilers Farm - Union Co., IA

609 Taxable Acres, ML



State: **Iowa**
County: **Union**
Location: **1-71N-31W**
Township: **Platte**



Maps Provided By:



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www.AgriDataInc.com





Eilers Farm - Union Co., IA

609 Taxable Acres, ML

Soils Inventory

Code	Soil Description	Acres	Percent of field	CSR2 Legend	CSR2**	CSR	*n NCCPI Overall
371C	Nira-Sharpsburg silty clay loams, 5 to 9 percent slopes	162.20	27.2%		88	69	92
Y24D2	Shelby clay loam, dissected till plain, 9 to 14 percent slopes, eroded	81.94	13.7%		49		75
133	Colo silty clay loam, deep loess, 0 to 2 percent slopes, occasionally flooded	79.12	13.3%		78	80	81
133B	Colo silty clay loam, dissected till plain, 2 to 5 percent slopes, occasionally flooded	59.63	10.0%		74	75	83
370B	Sharpsburg silty clay loam, 2 to 5 percent slopes	55.56	9.3%		91	87	92
Y93D2	Shelby-Adair clay loams, dissected till plain, 9 to 14 percent slopes, eroded	53.11	8.9%		35		68
Y11B	Colo, occasionally flooded-Ely silty clay loams, dissected till plain, 2 to 5 percent slopes	41.14	6.9%		80		87
222C2	Clarinda silty clay loam, 5 to 9 percent slopes, moderately eroded	10.93	1.8%		28	25	54

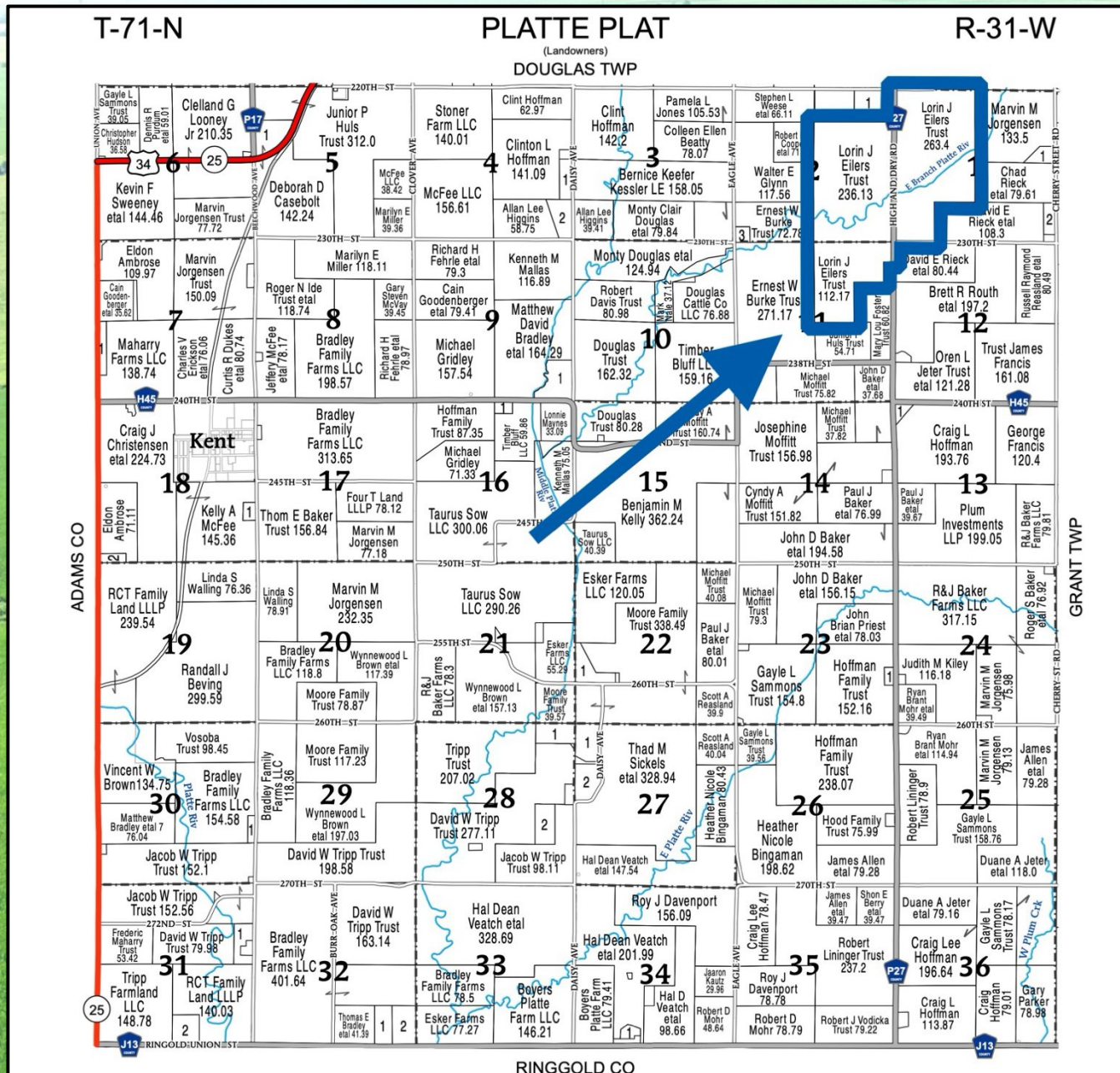
Code	Soil Description	Acres	Percent of field	CSR2 Legend	CSR2**	CSR	*n NCCPI Overall
Y24C2	Shelby clay loam, dissected till plain, 5 to 9 percent slopes, eroded	10.08	1.7%		73		77
Y192C2	Adair clay loam, dissected till plain, 5 to 9 percent slopes, eroded	7.62	1.3%		33		63
370D	Sharpsburg silty clay loam, 9 to 14 percent slopes	6.51	1.1%		59	62	84
W	Water	5.21	0.9%		0	0	
Y192C	Adair clay loam, dissected till plain, 5 to 9 percent slopes	5.18	0.9%		36		71
Y24C	Shelby loam, dissected till plain, 5 to 9 percent slopes	4.02	0.7%		76		85
222D	Clarinda silty clay loam, 9 to 14 percent slopes	3.45	0.6%		15	15	65
175D	Dickinson fine sandy loam, 5 to 14 percent slopes	3.26	0.5%		29	13	61
Y93E2	Shelby-Adair clay loams, dissected till plain, 14 to 18 percent slopes, eroded	3.09	0.5%		28		61
269	Humeston silty clay loam, 0 to 2 percent slopes	1.93	0.3%		75	58	75
69C	Clearfield silty clay loam, dissected till plain, 5 to 9 percent slopes	1.31	0.2%		59	50	76

Code	Soil Description	Acres	Percent of field	CSR2 Legend	CSR2**	CSR	*n NCCPI Overall
Y179D2	Gara loam, dissected till plain, 9 to 14 percent slopes, eroded	0.83	0.1%		43		73
222D2	Clarinda silty clay loam, dissected till plain, 9 to 14 percent slopes, eroded	0.52	0.1%		17	10	54
Y24D	Shelby loam, dissected till plain, 9 to 14 percent slopes	0.27	0.0%		52		82
Y212	Kennebec silt loam, 0 to 2 percent slopes, occasionally flooded	0.16	0.0%		91		95
Weighted Average					70	*-	*n 81.8



Eilers Farm - Union Co., IA

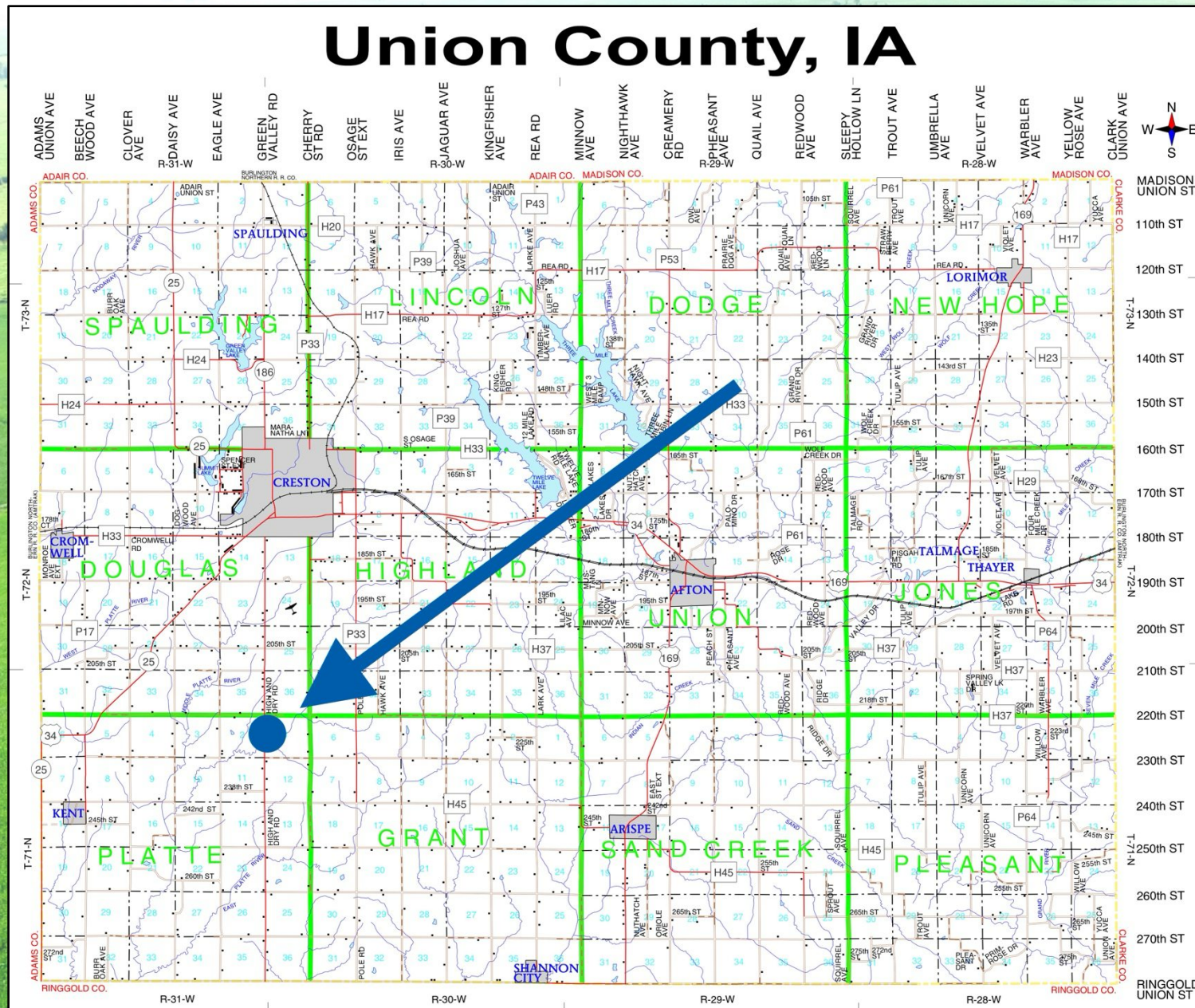
609 Taxable Acres, ML





Eilers Farm - Union Co., IA

609 Taxable Acres, ML





Eilers Farm - Union Co., IA

609 Taxable Acres, ML

