

EXCELLENT BOTTOM FARM - HIGHLY TILLABLE

110 Taxable Acres, ML, Located Just Outside Blockton, IA



(641)
333
2705



southwestiowaland.com



Dillon Farm - Taylor Co., IA

110.59 Taxable Acres, ML

Asking Price: \$1,150,000.00

Town/County/State: Blockton – Taylor - Iowa

Taxes: PRE-SURVEY - \$3,178.00 Annually – Subject to a survey recalculation (Treasurer)

Possession: Upon Closing, May Be Subject to Farm Tenancy

Land Use: FSA is in the process of re-constituting this farm following a survey. Based on an estimate from the internet subscription service Surety, there are approximately 106 tillable acres. (FSA)

FSA Description: Information coming soon! This property is being reconstituted by the FSA following a survey – this information will be added as soon as it becomes available (FSA)

CRP Description: No CRP (FSA)

CSR Description: CSR2 - 45.7 (Surety Maps)

Comments: Highly tillable bottom farms don't hit the market very often! These kinds of properties often represent an heirloom that is passed on from generation to generation. Don't miss out on this excellent opportunity to create such an heirloom for your family tree. This property is nearly 97% tillable and it features some highly productive soils! This property farms big and it will be a great earner for any farm operation portfolio or any farm investment portfolio as well. To appreciate how well this property lays; you truly must see it in person! Contact Listing Agent Tom Miller to 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

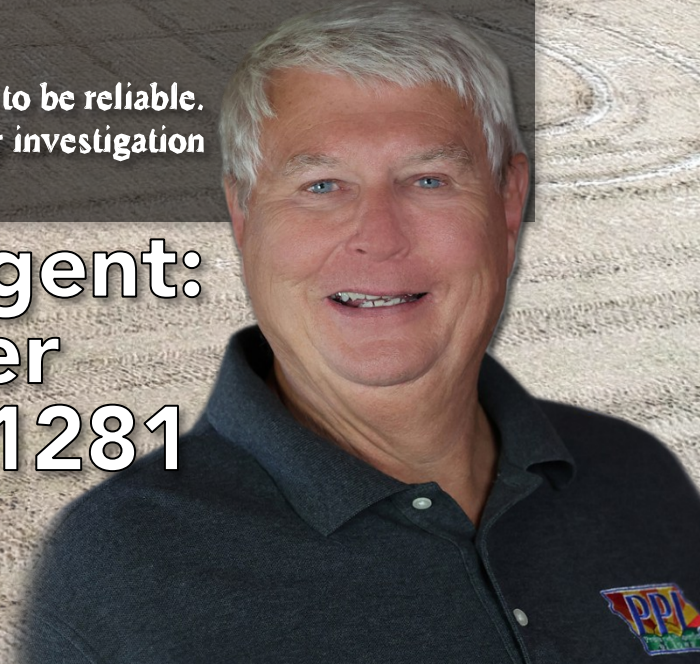
Lenox, IA 50851

Dan Zech, Broker/Owner

Brennan Kester, Broker Assoc./Owner

Mark Pearson, Agent/Owner

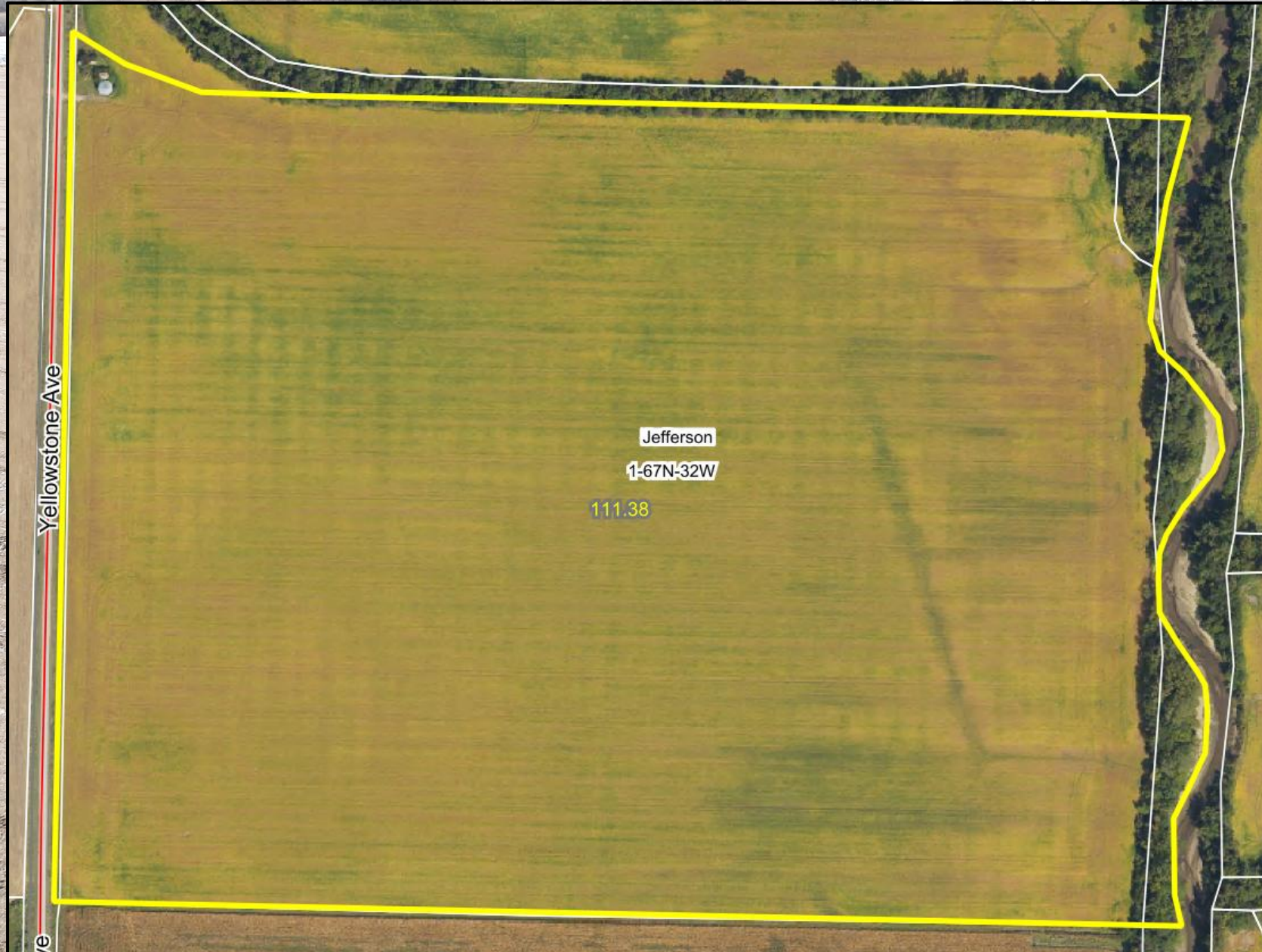
Listing Agent:
Tom Miller
712-621-1281





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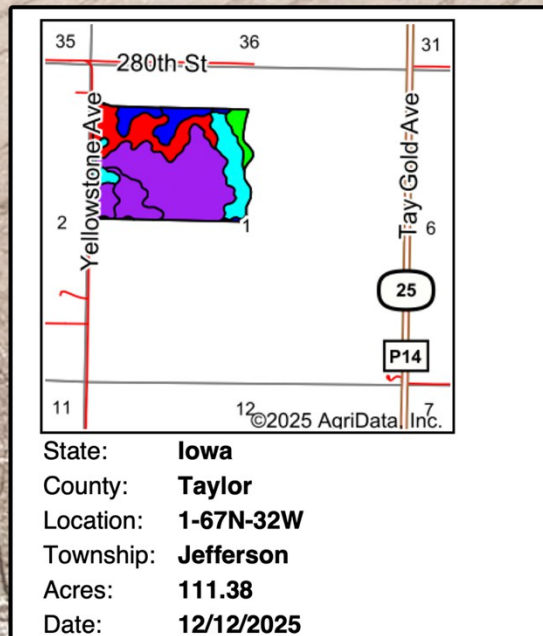
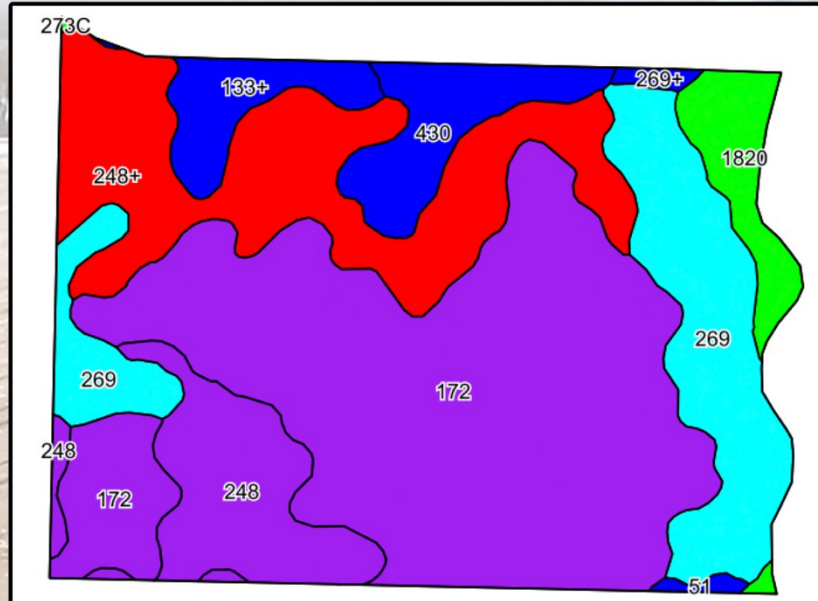
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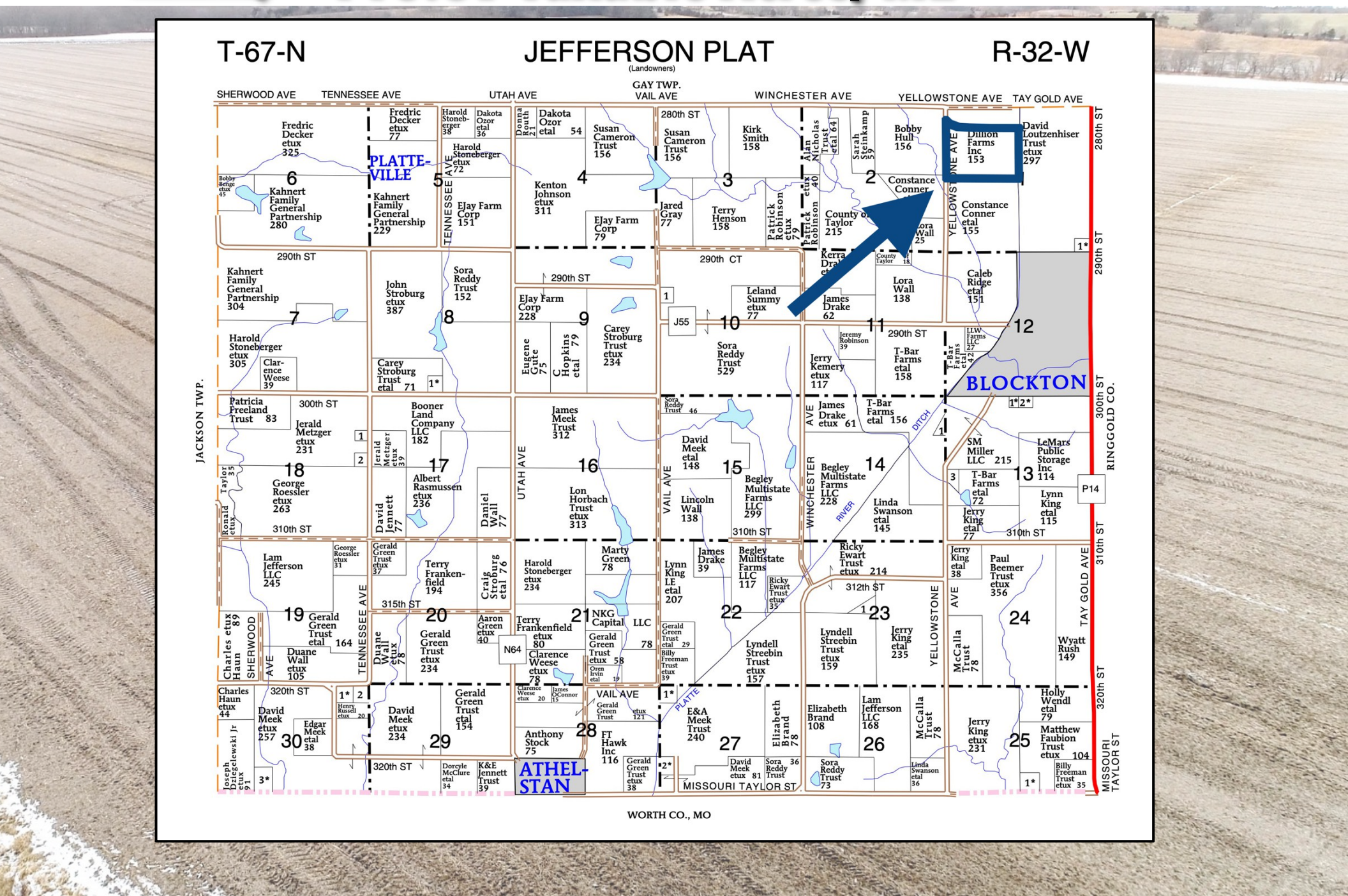


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Area Symbol: IA173, Soil Area Version: 36													
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class 'c	*i Corn Bu	*i Alfalfa Tons	*i Soybeans Bu	*i Bluegrass Tons	*i Tall Grasses Tons	CSR2**	CSR	*n NCCPI Overall
172	Wabash silty clay, 0 to 1 percent slopes	50.00	44.9%		Illw	177.6	3.7	51.5	3.2	5.3	39	45	48
248+	Wabash silt loam, overwash, 0 to 1 percent slopes	20.32	18.2%		Illw	80.0	1.7	23.2	1.4	2.4	23	64	56
269	Humeston silty clay loam, 0 to 2 percent slopes	16.53	14.8%		Illw	80.0	1.7	23.2	1.4	2.4	68	58	73
248	Wabash silty clay loam, 0 to 1 percent slopes	9.64	8.7%		Illw	177.6	3.7	51.5	3.2	5.3	37	60	52
430	Ackmore silt loam, 0 to 2 percent slopes, occasionally flooded	5.67	5.1%		Illw	203.2	4.3	58.9	3.7	6.1	77	83	90
1820	Dockery-Quiver silt loams, 0 to 2 percent slopes, occasionally flooded	4.43	4.0%		Illw						87		93
133+	Colo silt loam, deep loess, 0 to 2 percent slopes, overwash, occasionally flooded	3.99	3.6%		Illw	204.8	4.3	59.4	3.7	6.1	78	85	85
269+	Humeston silt loam, overwash, 0 to 2 percent slopes	0.45	0.4%		Illw	80.0	1.7	23.2	1.4	2.4	72	62	69
51	Vesser silt loam, dissected till plain, 0 to 2 percent slopes, occasionally flooded	0.35	0.3%		Illw	198.4	4.2	57.5	3.6	6.0	74	70	88
Weighted Average						2.87	140.2	2.9	40.7	2.5	45.7	*-	*n 59







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