

# EXCELLENT BOTTOM FARM - HIGHLY TILLABLE

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



(641)  
333  
2705



[southwestiowaland.com](http://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

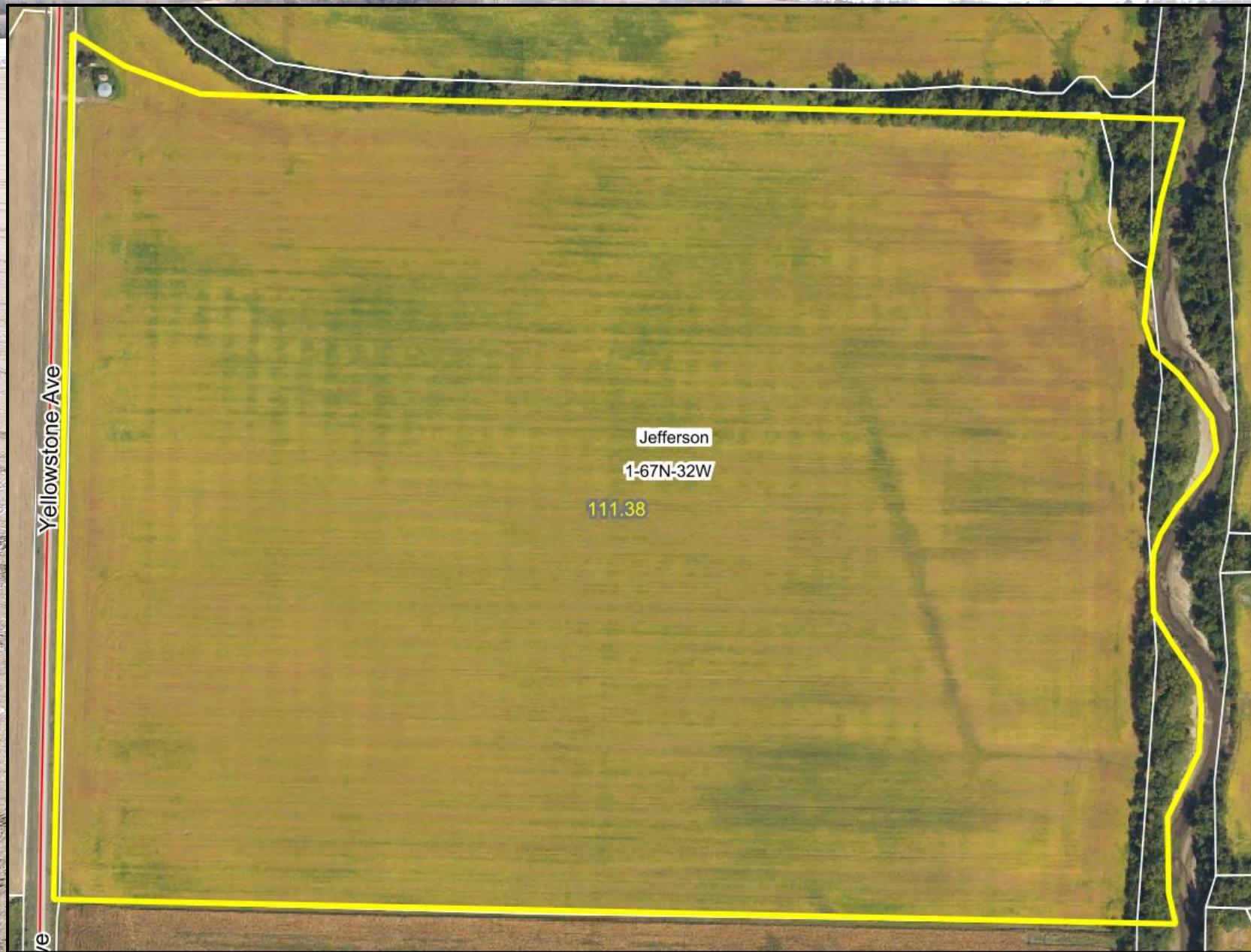
**Listing Agent:**  
**Tom Miller**  
**712-621-1281**





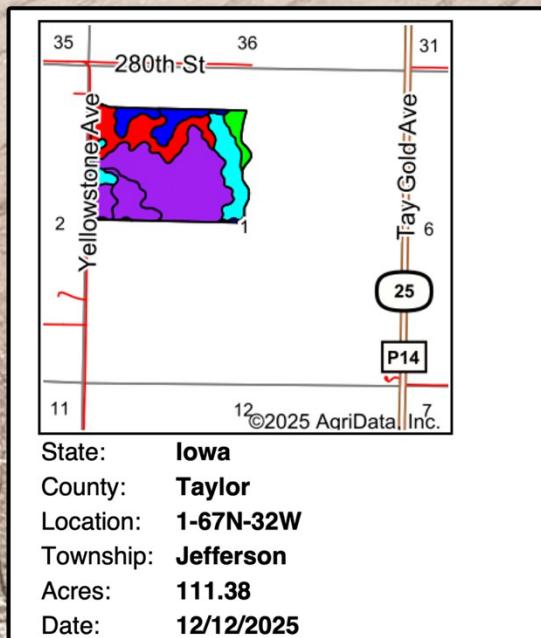
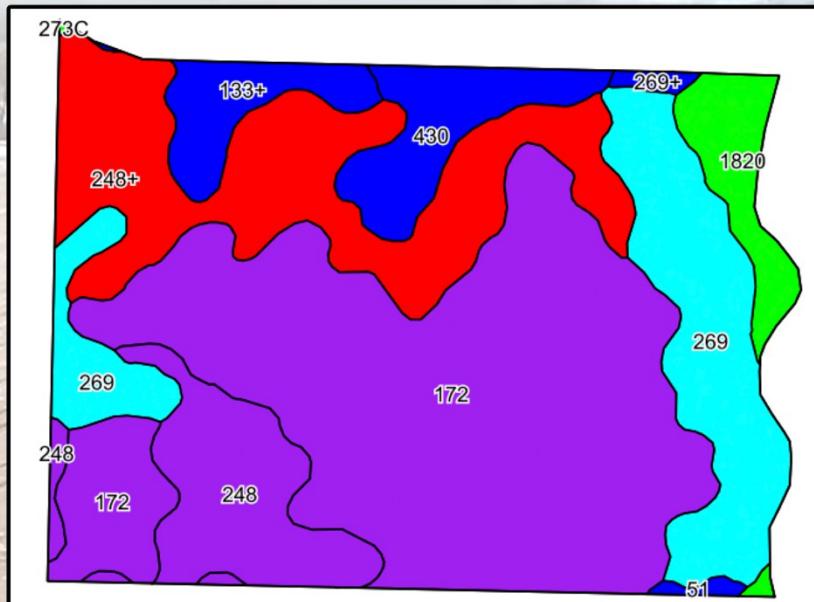
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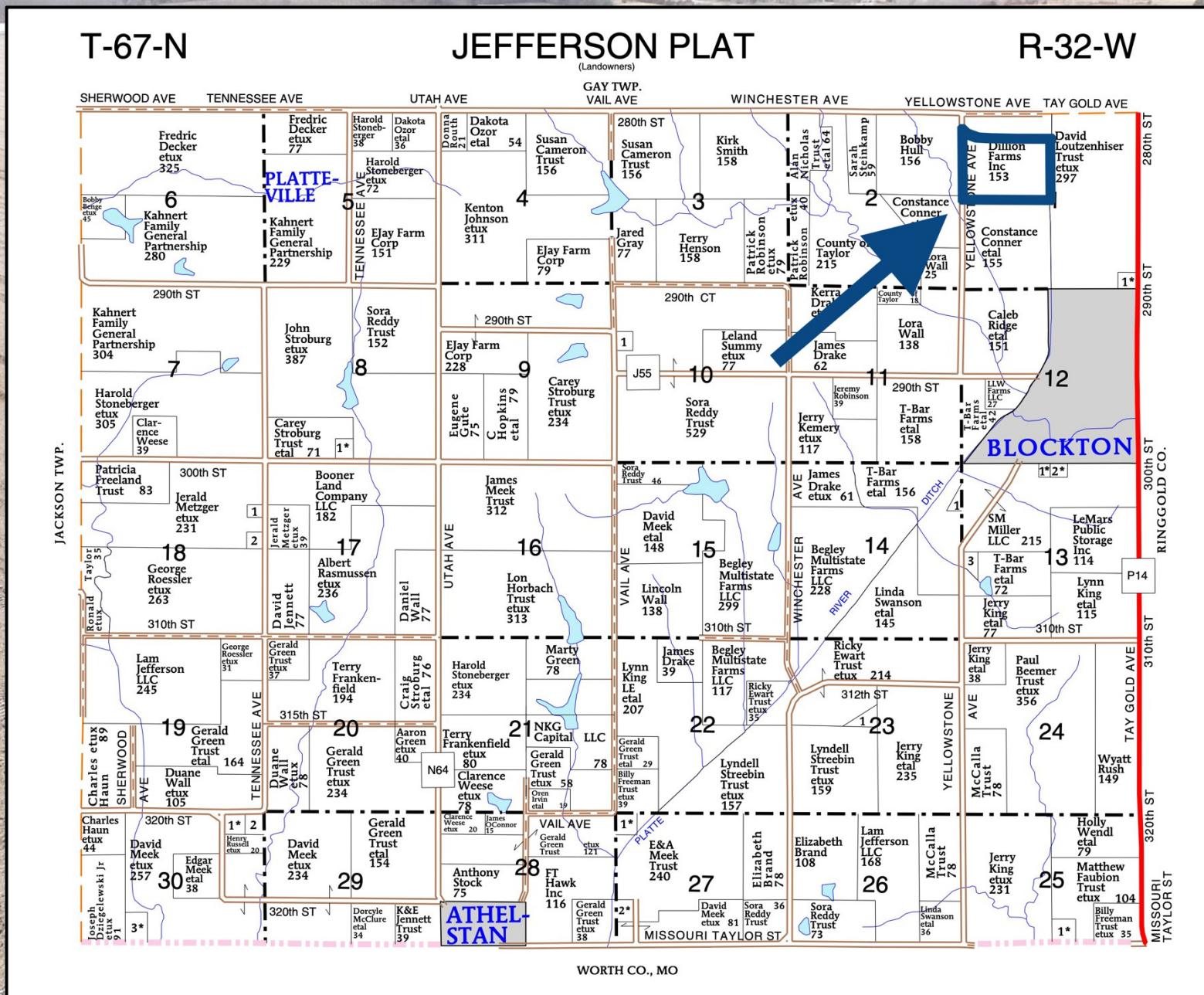
# **Dillon Farm - Taylor Co., IA 110.59 Taxable Acres, ML**



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%		IIIw	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%		IIIw	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%		IIIw	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%		IIIw	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%		IIw	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%		IIw						87		93	
133+	Colo silt loam, deep loess, 0 to 2 percent slopes, overwash, occasionally flooded	3.99	3.6%		IIw	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%		IIIw	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%		IIw	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	4.2	45.7	*	*n 59	

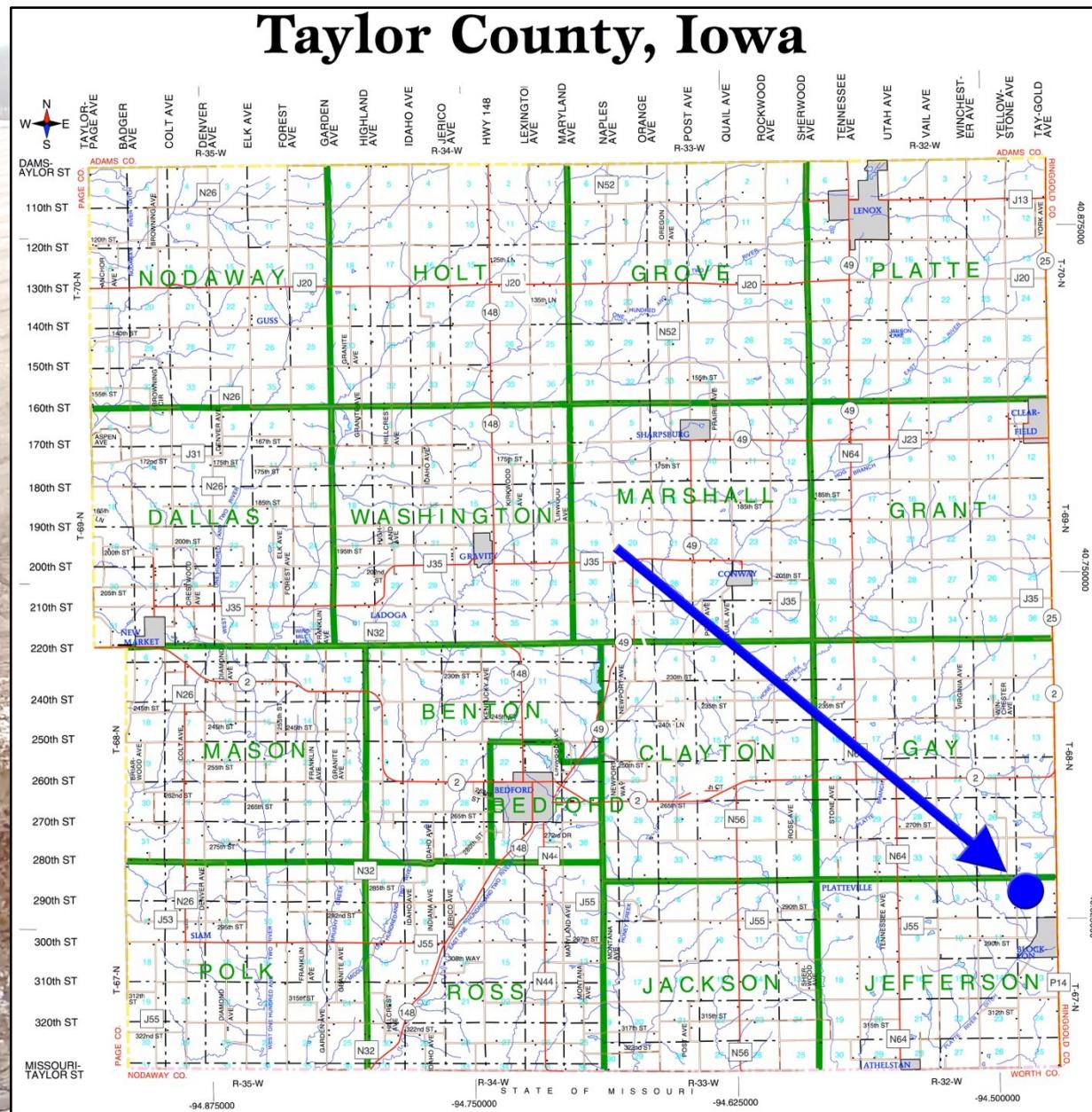


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