



For Sale: 232.5 Taxable Acres, ML Adams Co., near Lake Icaria, Corning, IA



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.

Call 641-333-2705 or visit southwestiowaland.com



Skahill West Farm – Adams Co., IA 232.5 Acres, ML, near Lake Icaria

Asking Price: \$1,020,000.00

Town: Corning

County: Adams

State: IA

Taxes: \$2,970 (Adams County Assesors)

Terms: Cash, payable at closing

Land Use: 229.65 farmland acres with an estimated 190 pasture acres with remainder in timber and with some ponds (FSA)

Possession: At Closing, may be subject to farm lease agreement

FSA Description: Corn Base Acres 19.1, 108 PLC Yield (may be subject to reconstitution if sold from larger tract) (FSA)

CSR Description: CSR2- 47 (Surety Maps)

Comments: Brand new listing! Please check back soon for updated comments! Give Tom a call, 712-621-1281, on this quality investment.



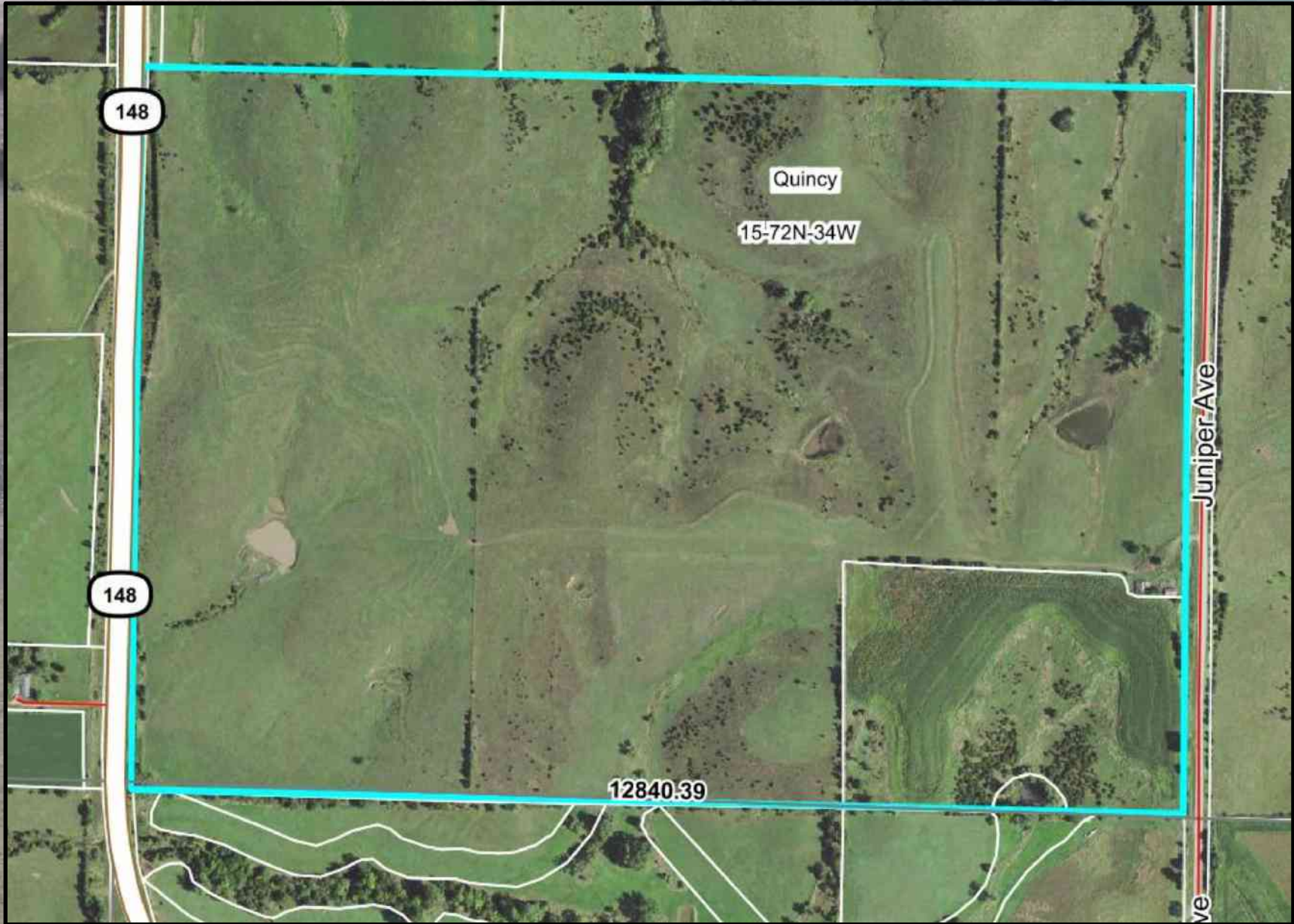
Listing Agent:
Tom Miller
712-621-1281

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

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

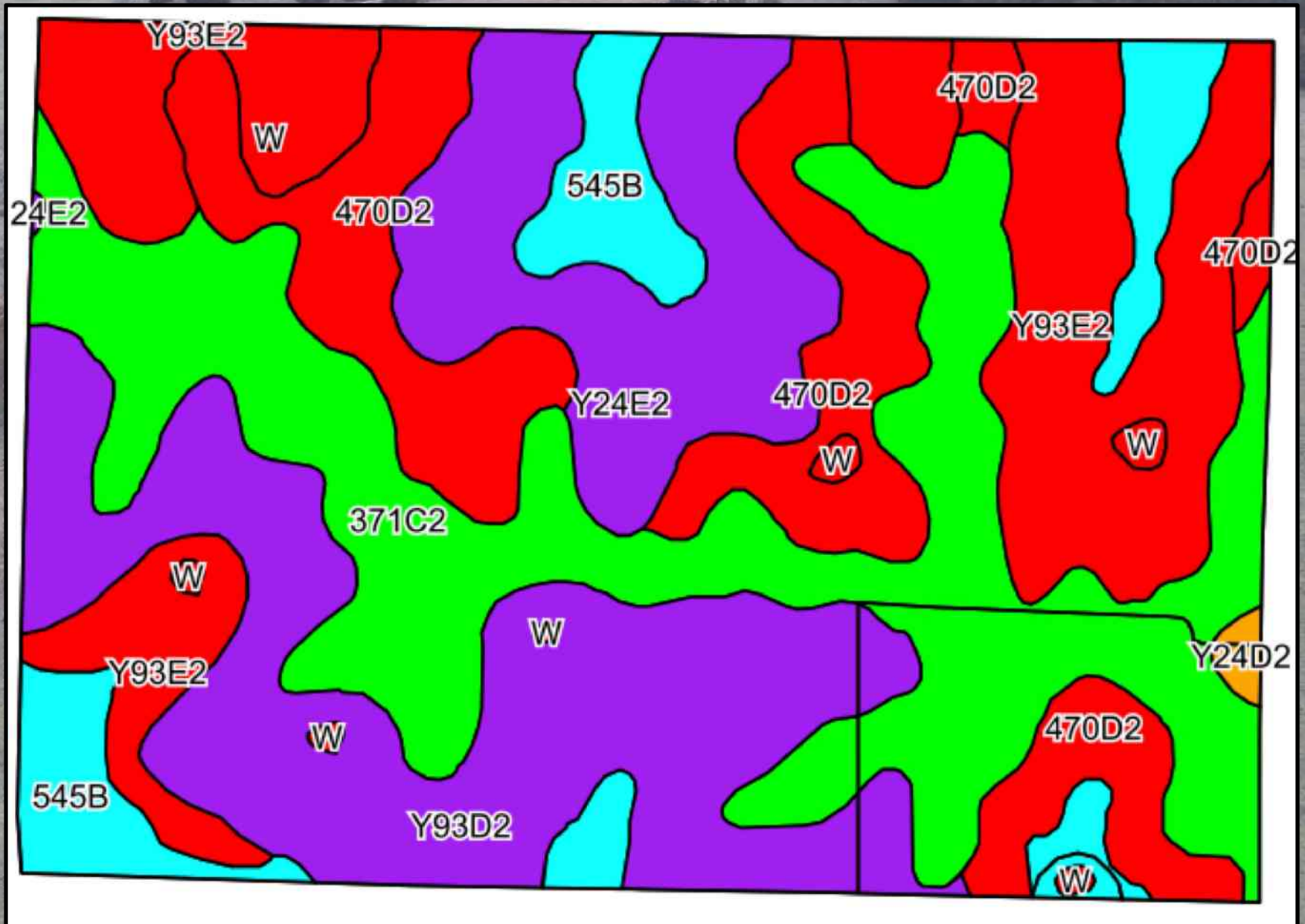


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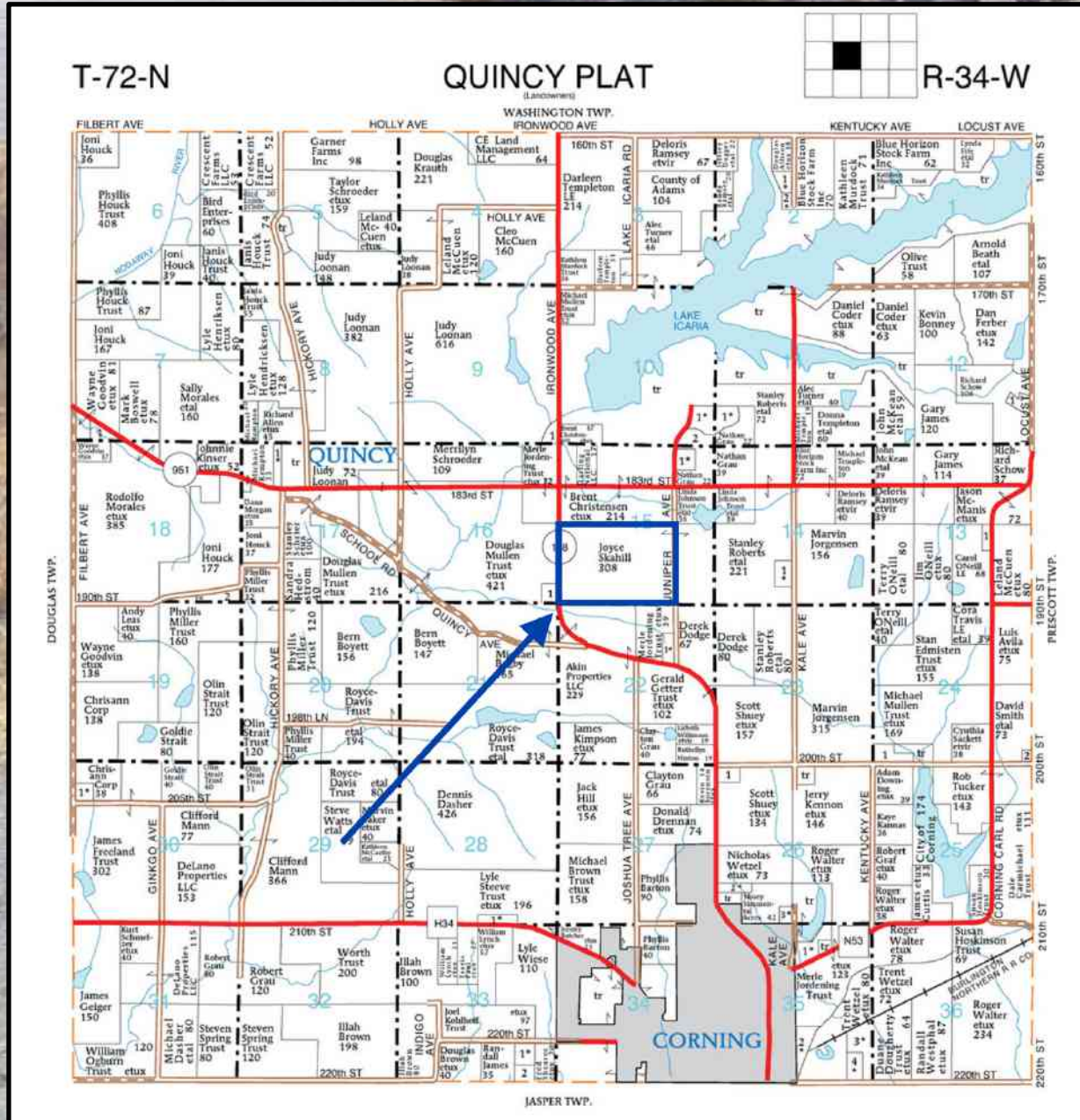
Skahill West Farm – Adams Co., IA

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Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	*i Corn	*i Alfalfa	*i Soybeans	*i Bluegrass	*i Tall Grasses	CSR2**	CSR	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans
371C2	Sharpsburg-Nira silty clay loams, 5 to 9 percent slopes, eroded	59.89	26.1%		IIle	168	4.7	48.7	3	5	83	64	81	81	68	67
Y93D2	Shelby-Adair clay loams, dissected till plain, 9 to 14 percent slopes, eroded	45.49	19.8%		IIle	0	0	0	0	0	35		70	70	56	51
Y93E2	Shelby-Adair clay loams, dissected till plain, 14 to 18 percent slopes, eroded	42.71	18.6%		IVe	0	0	0	0	0	28		62	62	48	43
470D2	Lamoni-Shelby complex, 9 to 14 percent slopes, moderately eroded	35.73	15.6%		IVe	134.4	3.5	39	2.4	4	26	25	65	65	52	48
Y24E2	Shelby clay loam, dissected till plain, 14 to 18 percent slopes, eroded	25.22	11.0%		IVe	0	0	0	0	0	35		69	69	50	49
545B	Zook-Ely-Gullied land complex, 2 to 5 percent slopes	18.39	8.0%		Ile	177.6	3.7	51.5	3.2	5.3	64	52	9	8	8	8
W	Water	1.49	0.6%			0	0	0	0	0	0	0				
Y24D2	Shelby clay loam, dissected till plain, 9 to 14 percent slopes, eroded	0.73	0.3%		IIle	0	0	0	0	0	49		75	75	57	55
Weighted Average						78.9	2.1	22.9	1.4	2.4	47	*-	*n 65.2	*n 65.1	*n 52.2	*n 49.2



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