



**For Sale: 74.96 Taxable Acres, ML  
Taylor County, near Nodaway, Iowa**



***Call 641-333-2705 or visit [southwestiowaland.com](http://southwestiowaland.com)***

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.



# Potthoff Farm – Taylor Co., IA 74.96 Taxable Acres, ML

**Asking Price: \$594,058.00**

**Town:** Nodaway

**County:** Taylor

**State:** IA

**Taxes:** \$1,670 annually (Taylor Co. Treasurer)

**Terms:** Cash, payable at closing

**Land Use:** FSA shows 74.11 farmland acres, with 71.58 cropland acres (FSA)

**Possession:** Upon closing

**FSA Description:** Corn Base 2.75, 125 PLC Yield; Soybean Base 4.6, PLC Yield 36 (FSA)

**CSR Description:** CSR2- 62.0 (Surety Maps)

**Comments:** Presenting the Potthoff 75 Farm near Nodaway in Taylor County, Iowa. This is an excellent row crop farm that features highly productive soil types and it also boasts some excellent drainage investment in both terraces and drainage tile. Very well-located in a strong agricultural area on a well-travelled county road J20. This farm property would make an excellent addition to any operation or portfolio – give us a call to schedule a showing so you can check this one out! Contact Listing Agent Tom Miller at 641-333-2705 for more information!

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



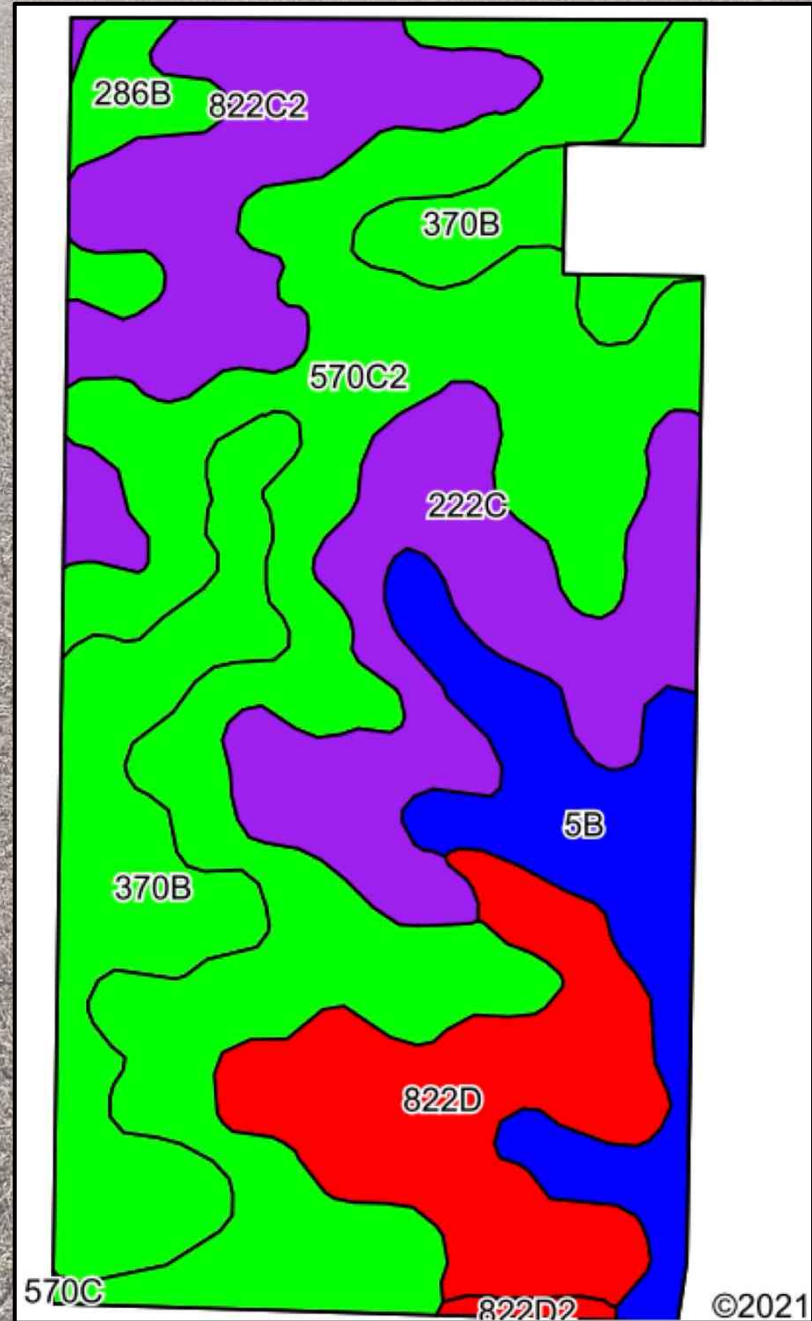
**PPI, Inc. Office Location:  
500 W. Temple St  
Lenox, IA 50851**

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



# Potthoff Farm – Taylor Co., IA

## 74.96 Taxable Acres, ML





# Potthoff Farm – Taylor Co., IA

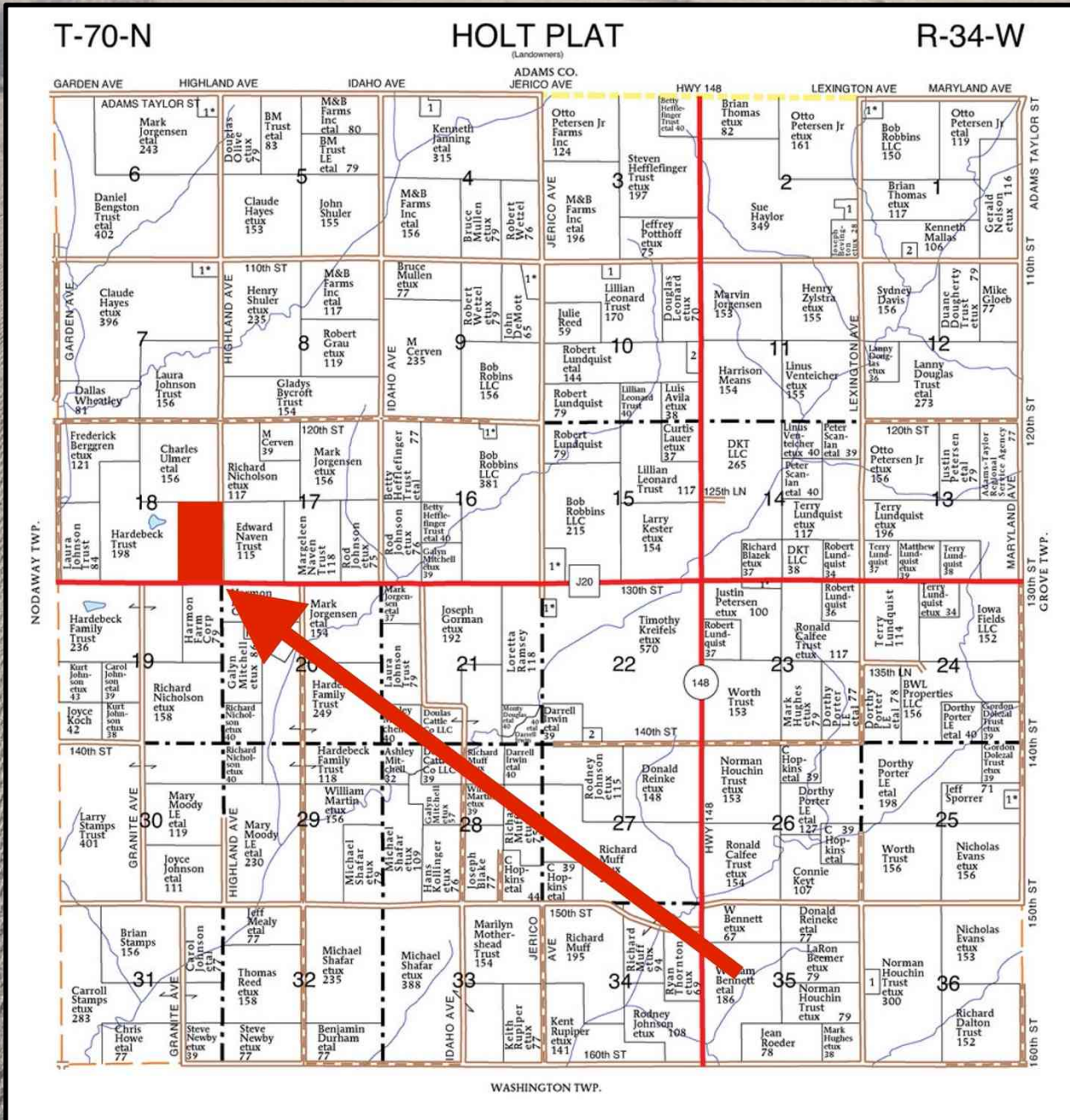
## 74.96 Taxable Acres, ML

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	
570C2	Nira silty clay loam, dissected till plain, 5 to 9 percent slopes, eroded	25.88	34.8%		Ille	187.2	5.2	54.3	3.4	5.6	81	64	
370B	Sharpsburg silty clay loam, 2 to 5 percent slopes	11.41	15.3%		Ile	225.6	6.3	65.4	4.1	6.8	91	87	
222C	Clarinda silty clay loam, 5 to 9 percent slopes	10.04	13.5%		IVw	145.6	3.1	42.2	2.6	4.4	36	30	
822D	Lamoni silty clay loam, 9 to 14 percent slopes	9.04	12.1%		IVe	105.6	2.7	30.6	1.9	3.2	15	20	
822C2	Lamoni silty clay loam, 5 to 9 percent slopes, eroded	8.43	11.3%		Ille	129.6	3.4	37.6	2.3	3.9	32	30	
5B	Colo-Ackmore complex, 0 to 5 percent slopes	7.44	10.0%		Ilw	196.8	4.1	57.1	3.5	5.9	75	63	
286B	Colo-Judson-Nodaway complex, 0 to 5 percent slopes	1.84	2.5%		Ilw	216	4.5	62.6	3.9	6.5	80	65	
822D2	Lamoni silty clay loam, 9 to 14 percent slopes, eroded	0.32	0.4%		IVe	100.8	2.6	29.2	1.8	3	10	15	
570C	Nira silty clay loam, dissected till plain, 5 to 9 percent slopes	0.06	0.1%		Ille	192	5.4	55.7	3.5	5.8	84	69	
<b>Weighted Average</b>						<b>2.98</b>	<b>172.4</b>	<b>4.4</b>	<b>50</b>	<b>3.1</b>	<b>5.2</b>	<b>62</b>	<b>53.5</b>



# Potthoff Farm – Taylor Co., IA

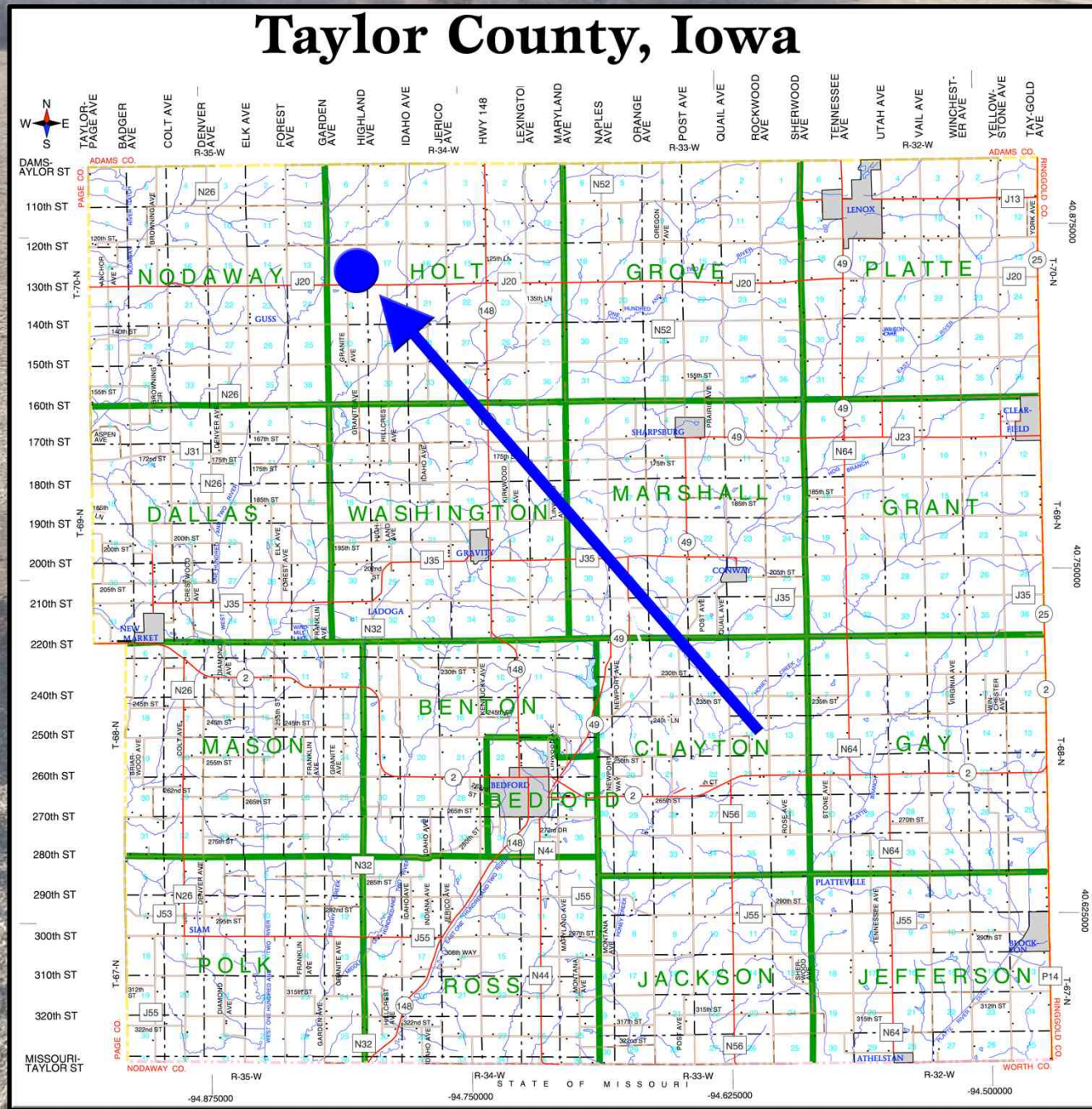
## 74.96 Taxable Acres, ML





# Potthoff Farm – Taylor Co., IA

## 74.96 Taxable Acres, ML





# Potthoff Farm – Taylor Co., IA

## 74.96 Taxable Acres, ML

