



For Sale: 76.7 Taxable Acres, ML
Near Gravity, Taylor Co., Iowa



Call 641-333-2705 or visit southwestiowaland.com

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Sheffield Farm 76.7 Taxable Acres, ML

Asking Price: \$575,000.00

Town: Gravity

State: IA

Taxes: \$1,468 (Taylor Co. Treasurer)

Terms: Cash, Payable at Closing

Land Use: Of 78.74 farmland acres, 70.96 effective cropland acres. (Taylor County FSA)

Possession: Upon Closing

FSA Description: Corn Base 28.5, 90 PLC Yield; Wheat Base 5, 34 PLC Yield; Grain Sorghum Base 5.2, 68 PLC Yield; Soybeans Base 26.7, 28 PLC Yield. (Taylor County FSA)

CSR Description: CSR2 – 56.1 (Surety Maps)

Comments: Preferred Properties of Iowa, Inc., is proud to present the Sheffield Farm, and a productive row crop farm located right on State Highway 148 near Gravity, Iowa, in between Corning and Bedford. In addition to its fantastic location, this excellent crop boasts a CSR2 average of 56.1 and features some very productive soils. At over 90% tillable, this farm doesn't have a lot of non-productive acres, but there is strong potential to add productive acreage with some clearing. This farm also features some nice conservation investment with good terracing. Quality row crop farms with excellent locations don't stay on the market long; you should consider adding this to your portfolio or operation. Contact PPI and schedule your showing today!

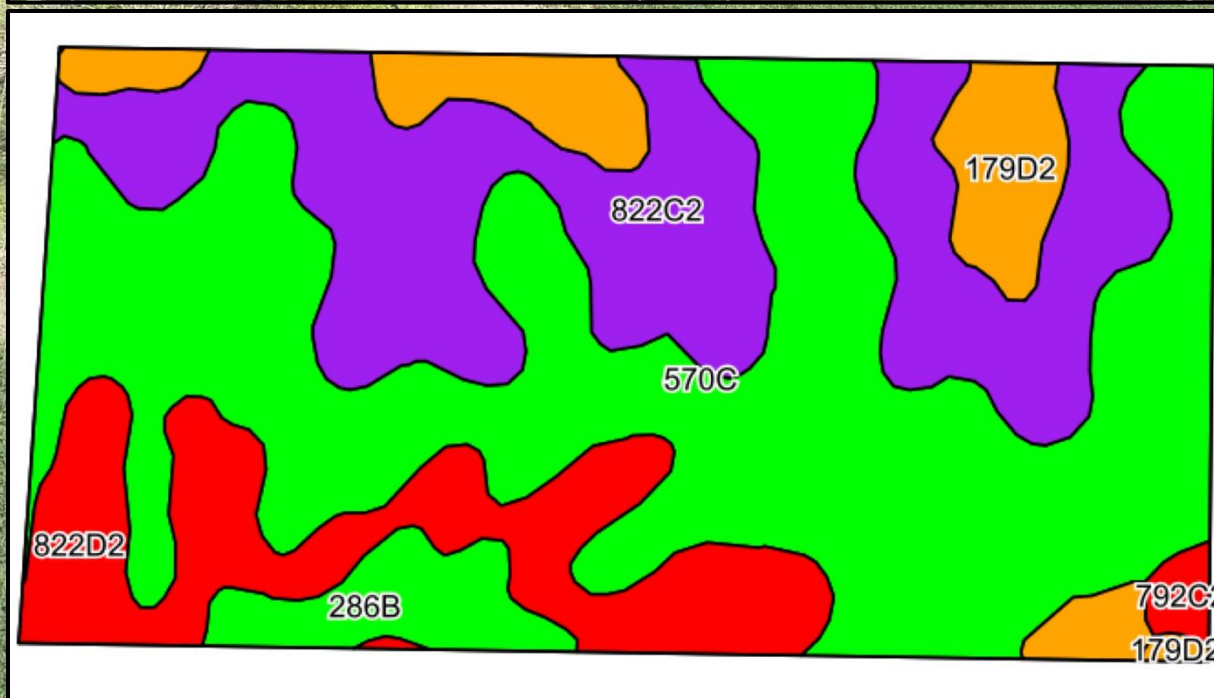
Listing Agent:
Tom Miller
712-621-1281



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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Sheffield Farm

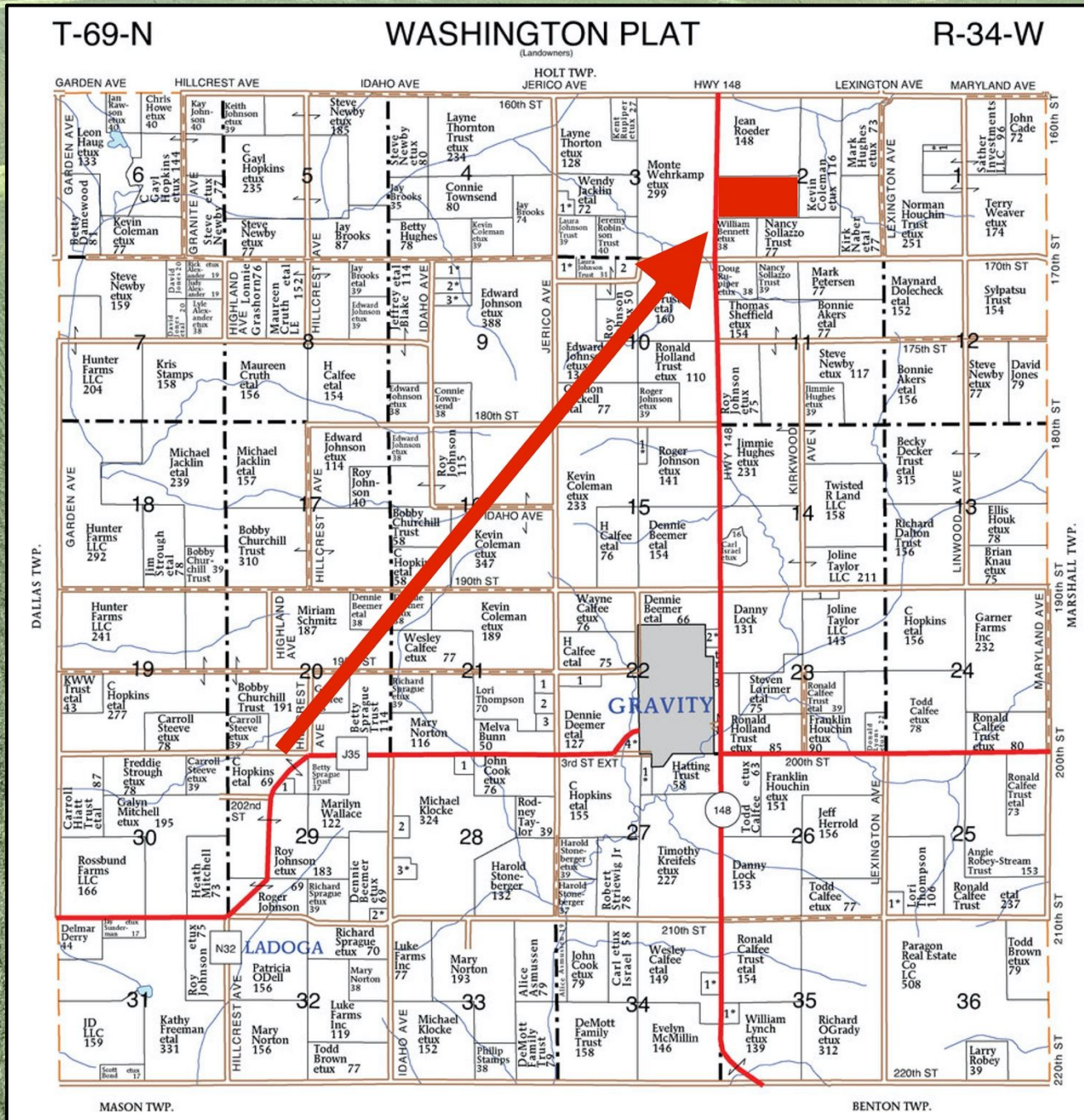
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Soils Data

| 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 | |
|-------------------------|---|-------|------------------|-------------|------------------|-------------|-----------------|----------------|-------------------|----------------------|------------|-------------|-------------|
| 570C | Nira silty clay loam, dissected till plain, 5 to 9 percent slopes | 37.18 | 47.1% | | Ille | 192.0 | 5.4 | 55.7 | 3.5 | 5.8 | 84 | 69 | |
| 822C2 | Lamoni silty clay loam, 5 to 9 percent slopes, eroded | 20.82 | 26.4% | | Ille | 129.6 | 3.4 | 37.6 | 2.3 | 3.9 | 32 | 30 | |
| 822D2 | Lamoni silty clay loam, 9 to 14 percent slopes, eroded | 10.91 | 13.8% | | Ive | 100.8 | 2.6 | 29.2 | 1.8 | 3.0 | 10 | 15 | |
| 179D2 | Gara loam, dissected till plain, 9 to 14 percent slopes, eroded | 5.65 | 7.2% | | Ive | 163.2 | 4.6 | 47.3 | 2.9 | 4.9 | 43 | 43 | |
| 286B | Colo-Judson-Nodaway complex, 0 to 5 percent slopes | 2.99 | 3.8% | | Ilw | 216.0 | 4.5 | 62.6 | 3.9 | 6.5 | 80 | 65 | |
| 822C | Lamoni silty clay loam, 5 to 9 percent slopes | 0.81 | 1.0% | | Ille | 134.4 | 3.5 | 39.0 | 2.4 | 4.0 | 42 | 35 | |
| 792C2 | Armstrong clay loam, 5 to 9 percent slopes, moderately eroded | 0.57 | 0.7% | | Ille | 123.2 | 3.2 | 35.7 | 2.2 | 3.7 | 24 | 27 | |
| Weighted Average | | | | | | 3.17 | 160.7 | 4.4 | 46.6 | 2.9 | 4.8 | 56.1 | 48.6 |



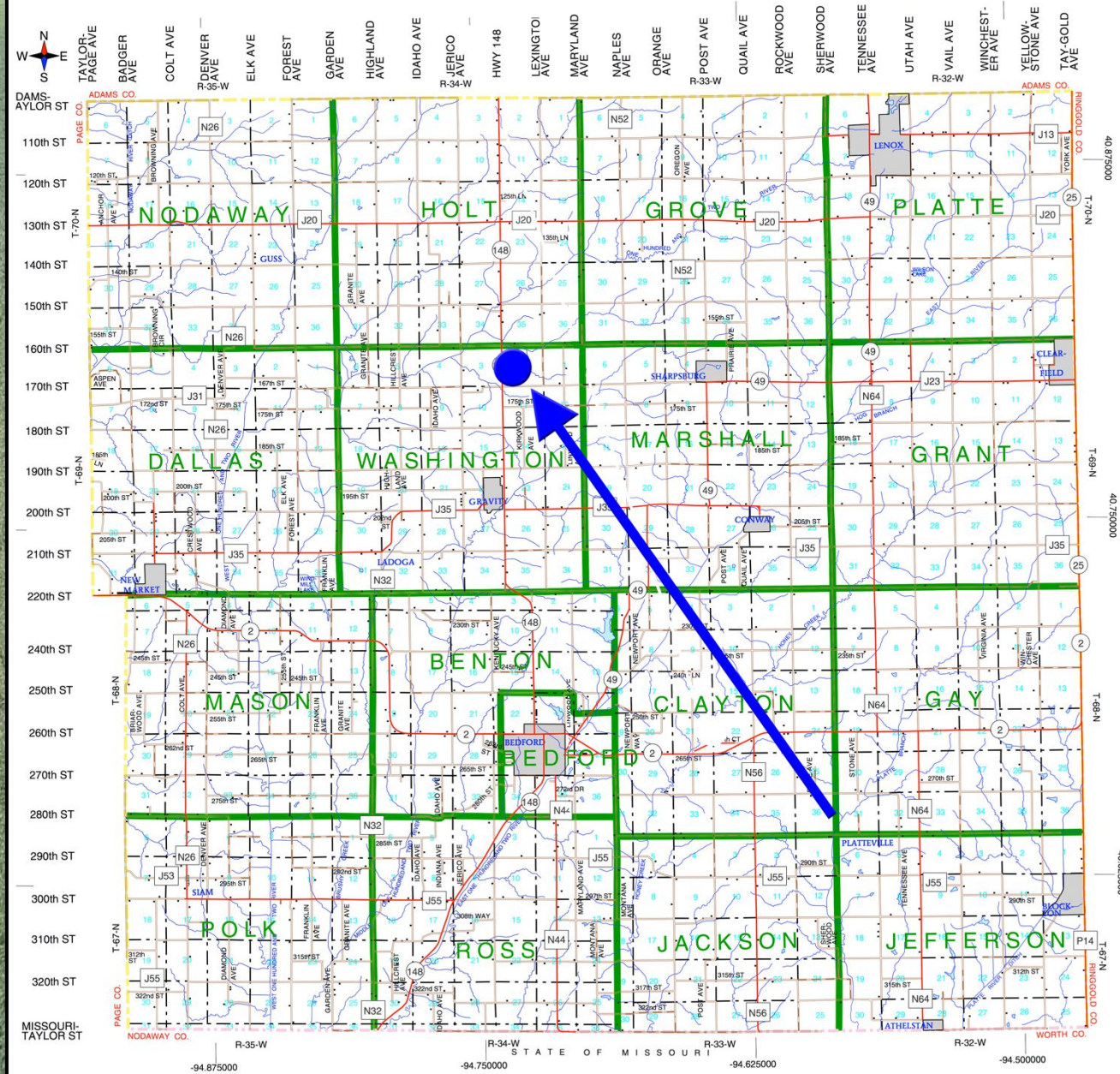
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Taylor County, Iowa





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