



For Sale: 98.69 Taxable Acres, ML
Taylor Co, Near Bedford, IA
(Subject to Survey)



Call 641-333-2705 or visit 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.



McMillin 98 Farm – Taylor Co., IA

98.69 Taxable Acres, ML (Subject to Survey)

Asking Price: ~~\$641,485.00~~ \$592,200.00

Town: Bedford

County: Taylor

State: IA

Taxes: TBD Following Survey

Terms: Cash, Payable at Closing; Subject to Survey

Possession: Upon Closing

Land Use: Prior to survey, FSA reports 103.26 total farmland acres with 55.96 effective crop acres currently operated as hay/pasture with 2 ponds and some timber. (Taylor Co. FSA)

FSA Description: Corn Base 18.7, PLC Yield 85. (Taylor County FSA)

CSR Description: CSR2- 55.4 (Surety Maps)

Comments: Preferred Properties of Iowa, Inc. is proud to bring you the McMillin 98 Farm (subject to survey). Located south of Hwy 2 just southeast of Bedford. This farm has been in row crop production in the past, but currently is in pasture. This farm has well maintained fencing and three ponds if you would like to continue to use as pasture. Gravel road access is located on the south side of the farm. This property maintains a solid income potential with some productive soils. Whether you are looking to add to your portfolio or you are an investor, this is a quality farm to own. Don't miss out on this great property. Give Listing Agent, Brad Adamson, a call at 641-202-3862 to learn more!

Listing Agent:
Brad Adamson
641-202-3862



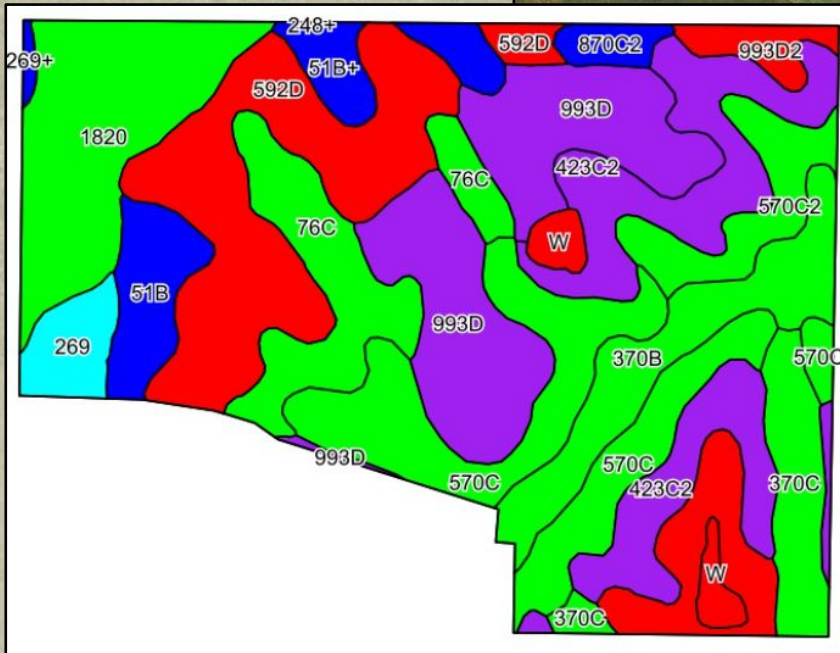
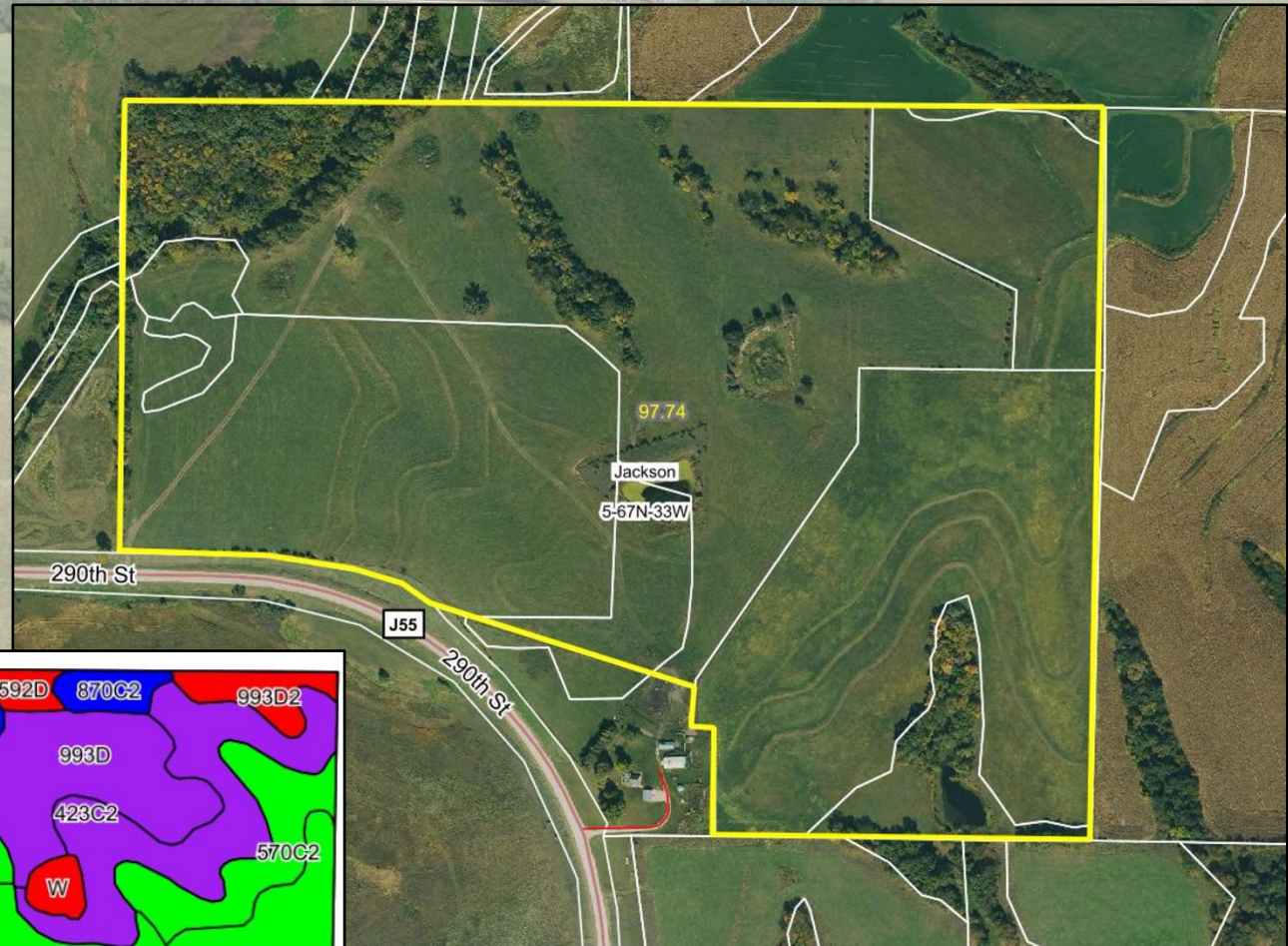
PPI, Inc. Office Location:
500 W. Temple St
Lenox, IA 50851

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



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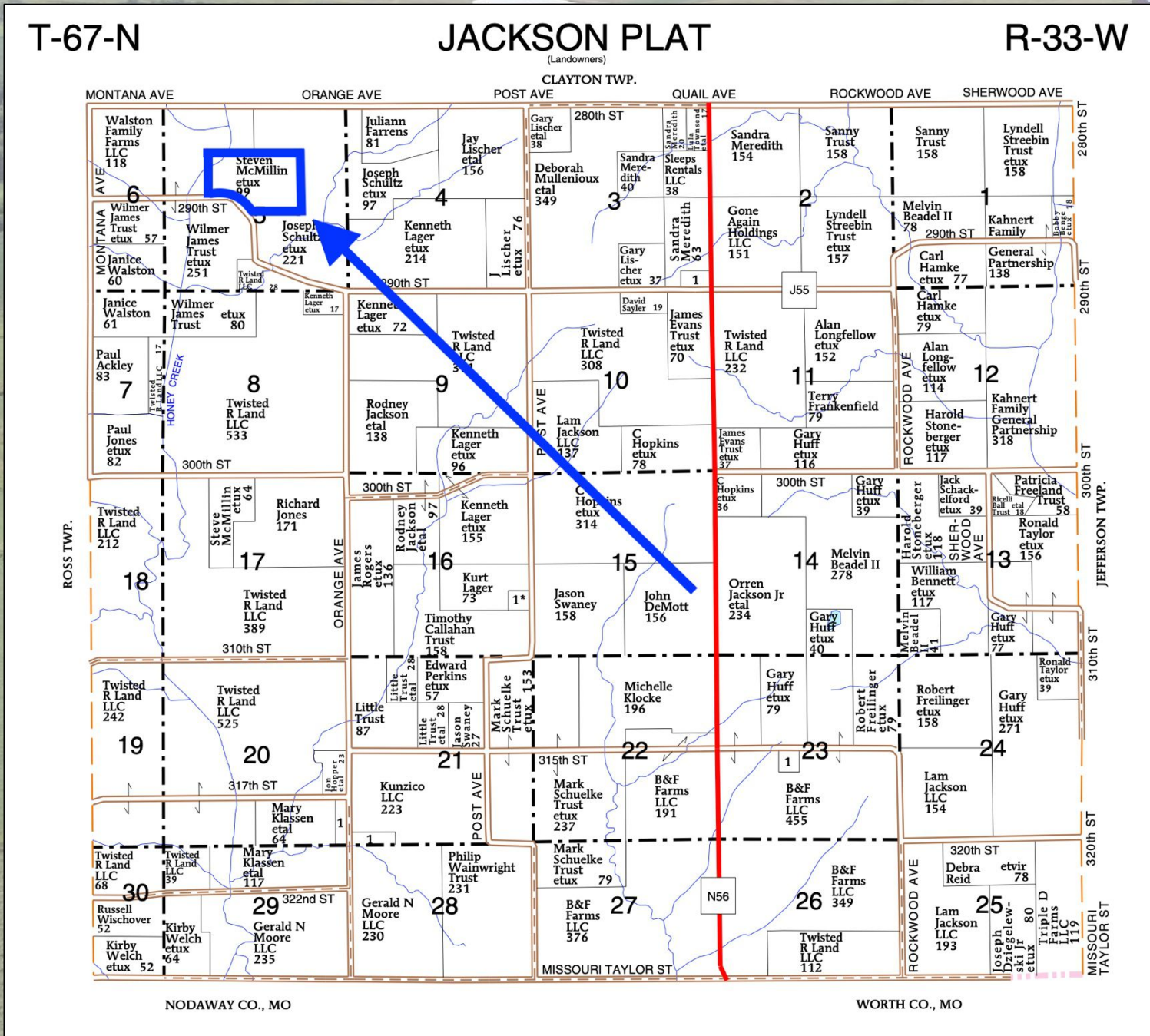
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	*i Corn Bu	*i Alfalfa Tons	*i Soybeans Bu	*i Bluegrass Tons	*i Tall Grasses Tons	CSR2**	CSR
592D	Mystic silt loam, 9 to 14 percent slopes	14.16	14.6%		IVe	91.2	2.4	26.4	1.6	2.7	10	12
993D	Gara-Armstrong complex, 9 to 14 percent slopes	13.61	13.9%		IVe	128.0	3.3	37.1	2.3	3.8	34	34
570C	Nira silty clay loam, dissected till plain, 5 to 9 percent slopes	12.32	12.6%		IIIe	192.0	5.4	55.7	3.5	5.8	84	69
423C2	Bucknell silty clay loam, 5 to 9 percent slopes, moderately eroded	11.42	11.7%		IIIe	126.4	3.3	36.7	2.3	3.8	34	27
1820	Dockery-Quiver silt loams, 0 to 2 percent slopes, occasionally flooded	9.58	9.8%		IIw						87	
76C	Ladoga silt loam, dissected till plain, 5 to 9 percent slopes	7.14	7.3%		IIIe	196.8	5.5	57.1	3.5	5.9	80	67
370B	Sharpsburg silty clay loam, 2 to 5 percent slopes	6.26	6.4%		IIe	225.6	6.3	65.4	4.1	6.8	91	87
993D2	Gara-Armstrong complex, 9 to 14 percent slopes, moderately eroded	5.13	5.2%		IVe	123.2	3.2	35.7	2.2	3.7	28	31

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	
370C	Sharpsburg silty clay loam, 5 to 9 percent slopes	4.07	4.2%		IIIe	209.6	5.9	60.8	3.8	6.3	81	72	
570C2	Nira silty clay loam, dissected till plain, 5 to 9 percent slopes, eroded	3.58	3.7%		IIIe	187.2	5.2	54.3	3.4	5.6	81	64	
51B	Vesser silt loam, 2 to 5 percent slopes, rarely flooded	3.07	3.1%		IIw	190.4	4.0	55.2	3.4	5.7	75	65	
51B+	Vesser silt loam, 2 to 5 percent slopes, overwash, occasionally flooded	2.50	2.6%		IIw	190.4	4.0	55.2	3.4	5.7	70	66	
269	Humeston silty clay loam, 0 to 2 percent slopes	2.11	2.2%		IIIw	80.0	1.7	23.2	1.4	2.4	68	58	
W	Water	1.40	1.4%			0.0	0.0	0.0	0.0	0.0	0	0	
870C2	Sharpsburg silty clay loam, terrace, 5 to 9 percent slopes, eroded	1.02	1.0%		IIIe	204.8	5.7	59.4	3.7	6.1	79	67	
269+	Humeston silt loam, overwash, 0 to 2 percent slopes	0.23	0.2%		IIIw	80.0	1.7	23.2	1.4	2.4	72	62	
Y192C2	Adair clay loam, dissected till plain, 5 to 9 percent slopes, eroded	0.14	0.1%		IIIe	0.0	0.0	0.0	0.0	0.0	33		
Weighted Average						*-	135.8	3.6	39.4	2.4	4.1	55.4	*-



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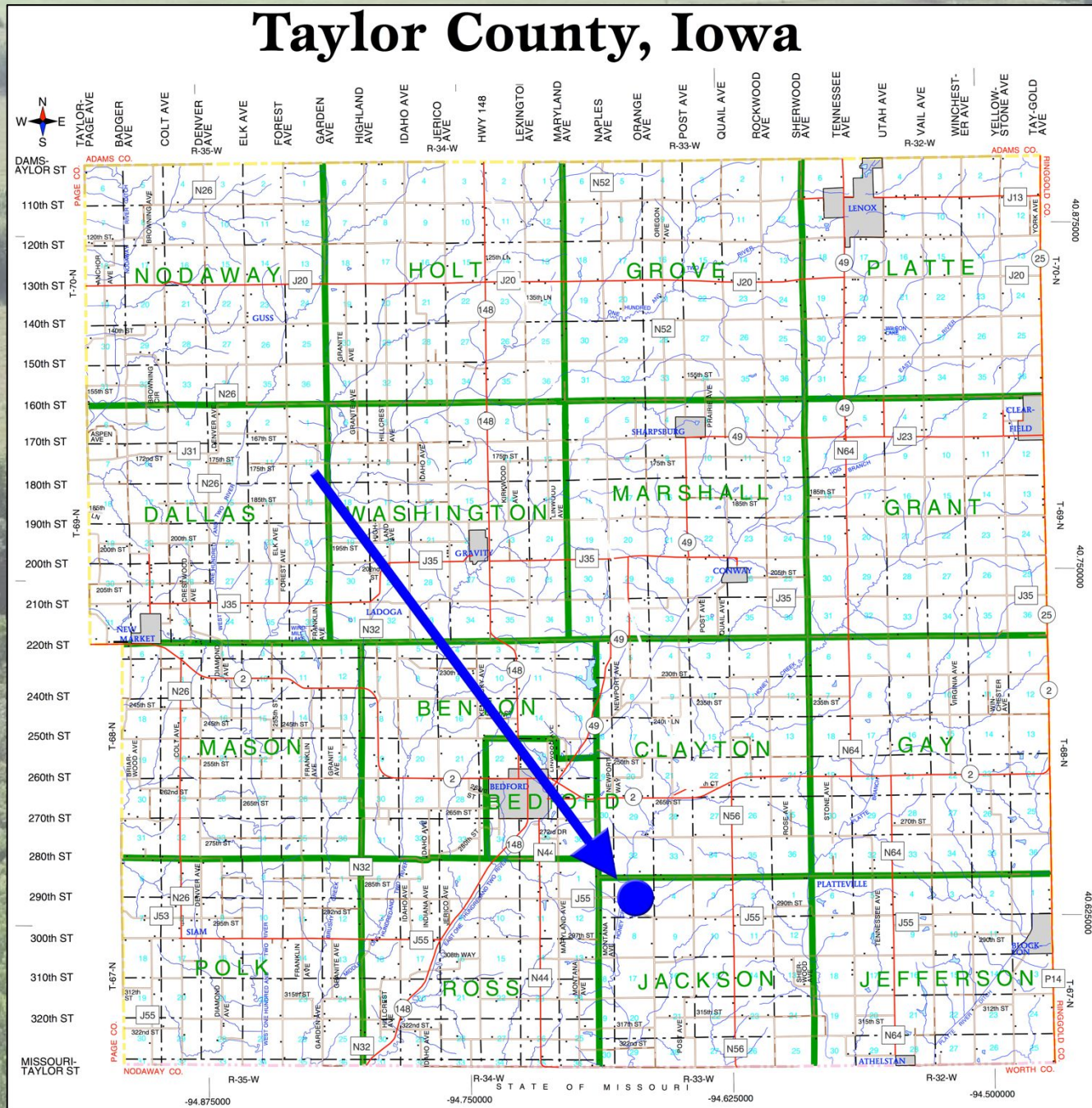
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