

FARMLAND FOR SALE

Adams County, IA
73.3 Acres M/L

Staples Farm, LLC

\$945,570 (\$12,900/Acre)



JOHN AIRY

Real Estate Agent, Farm Manager
Auctioneer

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MAC CHILTON

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Property Details

Adams County, IA
73.3 Acres M/L

Legal Description

E1/2 SE1/4 of Section 28, Township 73 North , Range 34 West of the 5th P.M.; Adams County, Iowa

Township: Washington

Location

Located less than 10 miles north of Corning. Bordered to the east by Highway 148/Ironwood Ave and to the south by 150th Street

Acreage Breakdown:

Taxable Acres: 73.30
Tillable Acres: 73.43
FSA Acres: 74.2

Soil Productivity: **Tillable CSR2:** 85.6

Property Taxes: \$2,364.00

Parcel Numbers: 2504100
2505100

School District: Corning School District

FSA Farm Base Acres:

Corn Base Acres:	41.30
Corn PLC Yield:	181
Soybean Base Acres:	25.30
Soybean PLC Yield:	59
Wheat Base Acres:	6.80
Wheat PLC Yield:	39

Comments:

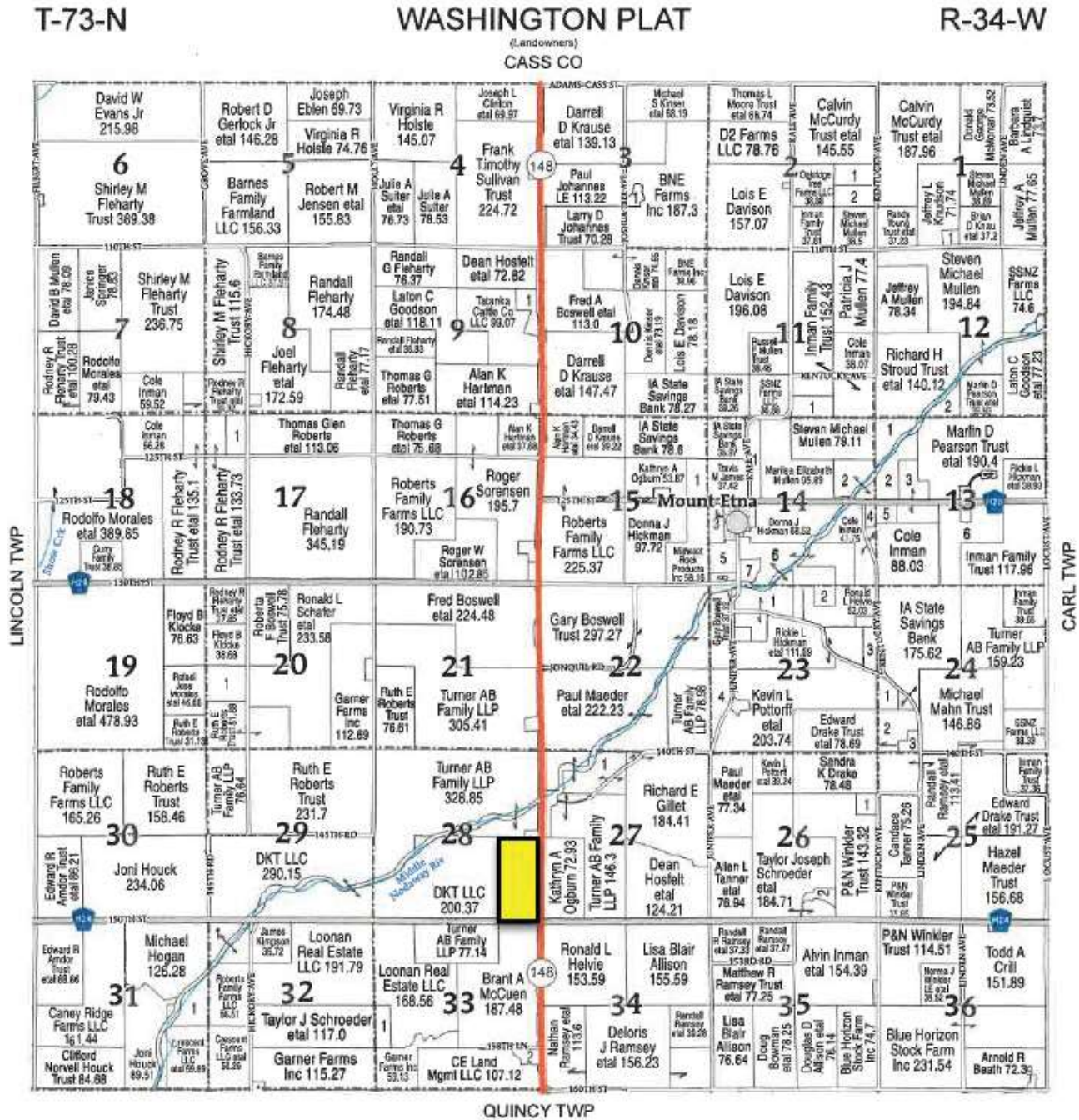
This is a rare chance to purchase a nice high quality farm!

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Appraisals, Management, Brokerage, & Advising

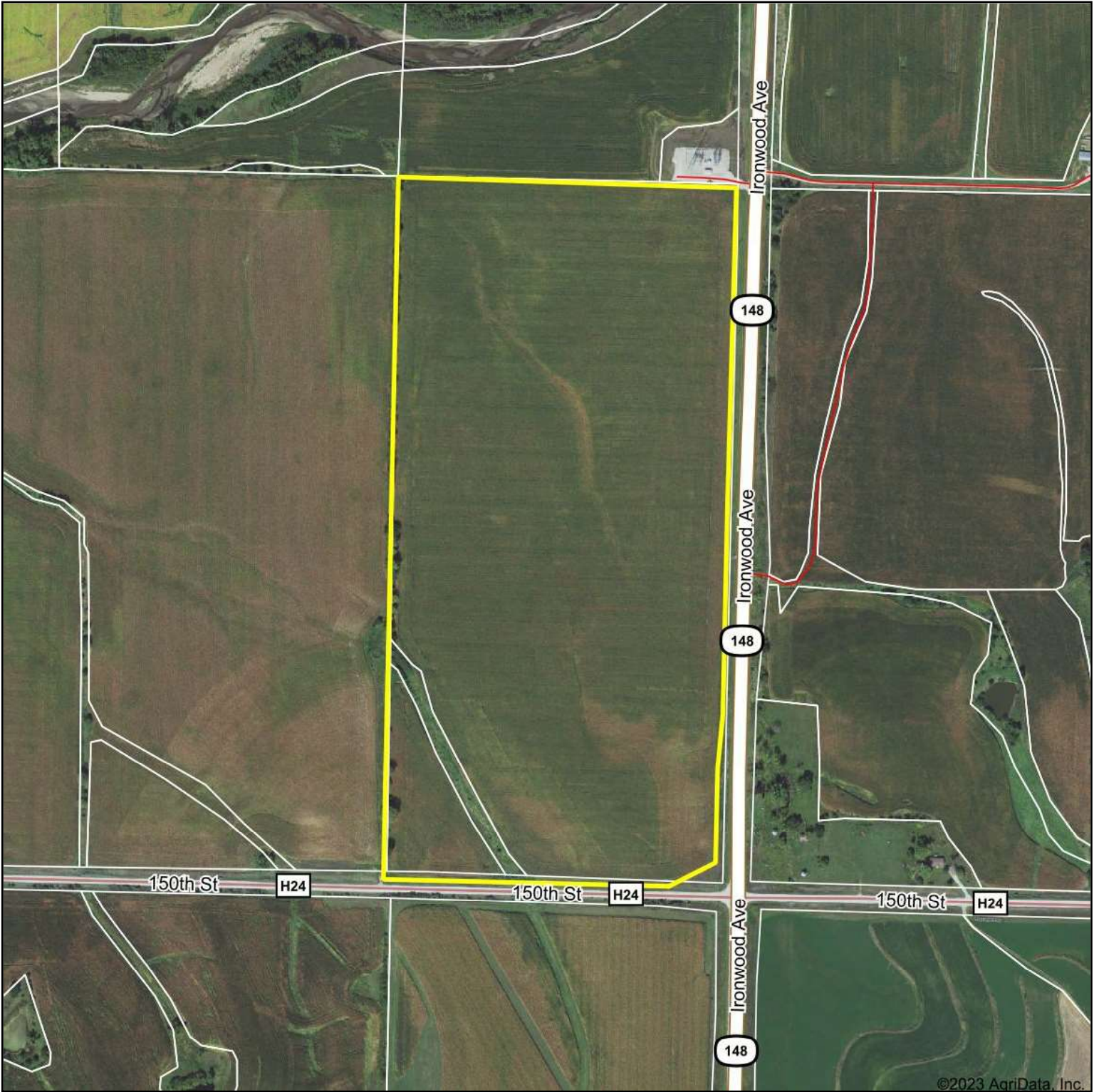
Plat Map

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73.3 Acres M/L



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Aerial Map



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Boundary Center: 41.090094, -94.759792

0ft 578ft 1155ft

28-73N-34W
Adams County
Iowa



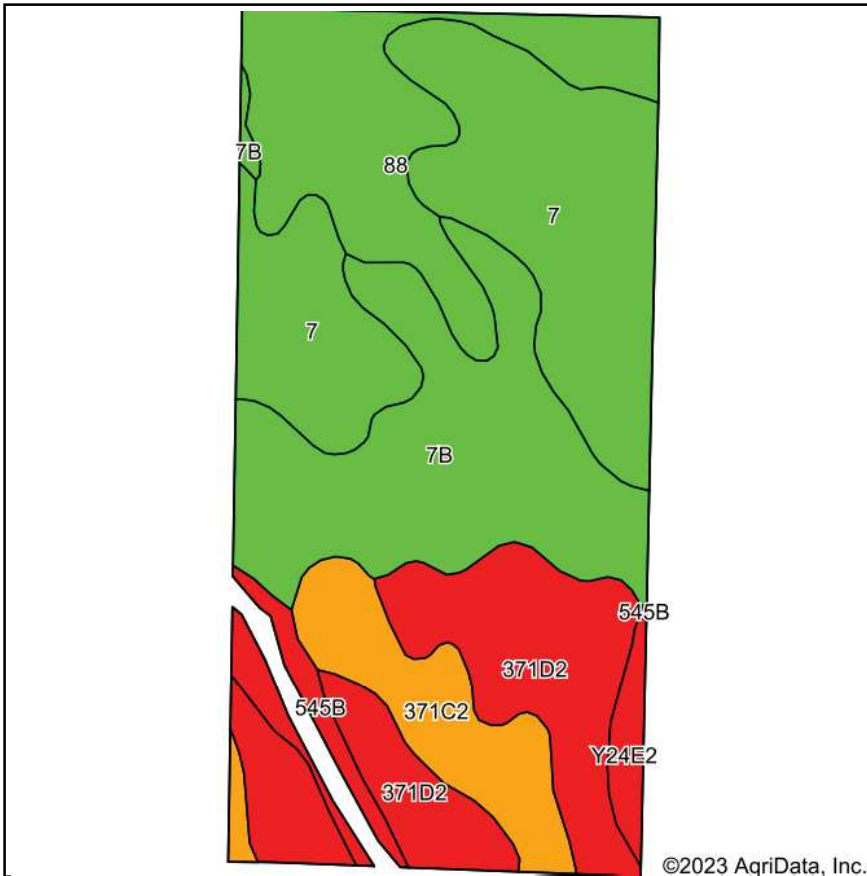
Maps Provided By:



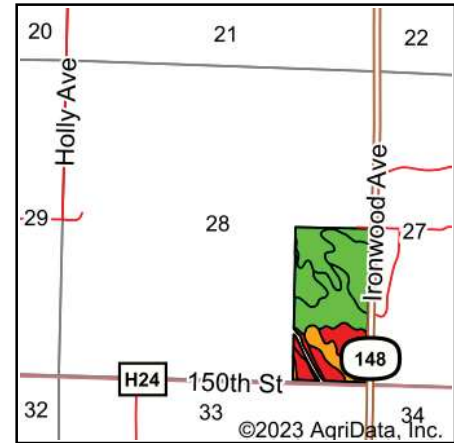
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Field borders provided by Farm Service Agency as of 5/21/2008.

Tillable CSR2 Map



Soils data provided by USDA and NRCS.



State: **Iowa**
 County: **Adams**
 Location: **28-73N-34W**
 Township: **Washington**
 Acres: **73.43**

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Area Symbol: IA003, Soil Area Version: 34					
Code	Soil Description	Acres	Percent of field	CSR2 Legend	CSR2**
7	Wiota silty clay loam, 0 to 2 percent slopes, rarely flooded	20.30	27.6%		99
7B	Wiota silty clay loam, 2 to 5 percent slopes, rarely flooded	16.96	23.1%		95
371D2	Sharpsburg-Nira silty clay loams, 9 to 14 percent slopes, eroded	14.14	19.3%		57
88	Nevin silty clay loam, 0 to 2 percent slopes, rarely flooded	11.57	15.8%		95
371C2	Sharpsburg-Nira silty clay loams, 5 to 9 percent slopes, eroded	6.84	9.3%		83
545B	Zook-Ely-Gullied land complex, 2 to 5 percent slopes	2.35	3.2%		64
Y24E2	Shelby clay loam, dissected till plain, 14 to 18 percent slopes, eroded	1.27	1.7%		35
				Weighted Average	85.6

**IA has updated the CSR values for each county to CSR2.
 Soils data provided by USDA and NRCS.

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2021 Program Year
Map Created April 09, 2021

Farm **527**
Tract **852**

Tract Cropland Total: 73.43 acres

Wetland Determination

- Restricted Use
- ▼ Limited Restrictions
- Exempt from Conservation Compliance Provisions

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