

FARMLAND FOR SALE

Adams County, IA 73.3 Acres M/L

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

Staples Farm, LLC





JOHN AIRY

Real Estate Agent, Farm Manager

Auctioneer

Licensed In Iowa

\$ 319-350-0474

ignim ignim

5475 Dyer Ave, Suite 141 Marion, IA 52302

Office: 319-377-1143



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:73.30Tillable Acres:73.43FSA 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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Plat Map

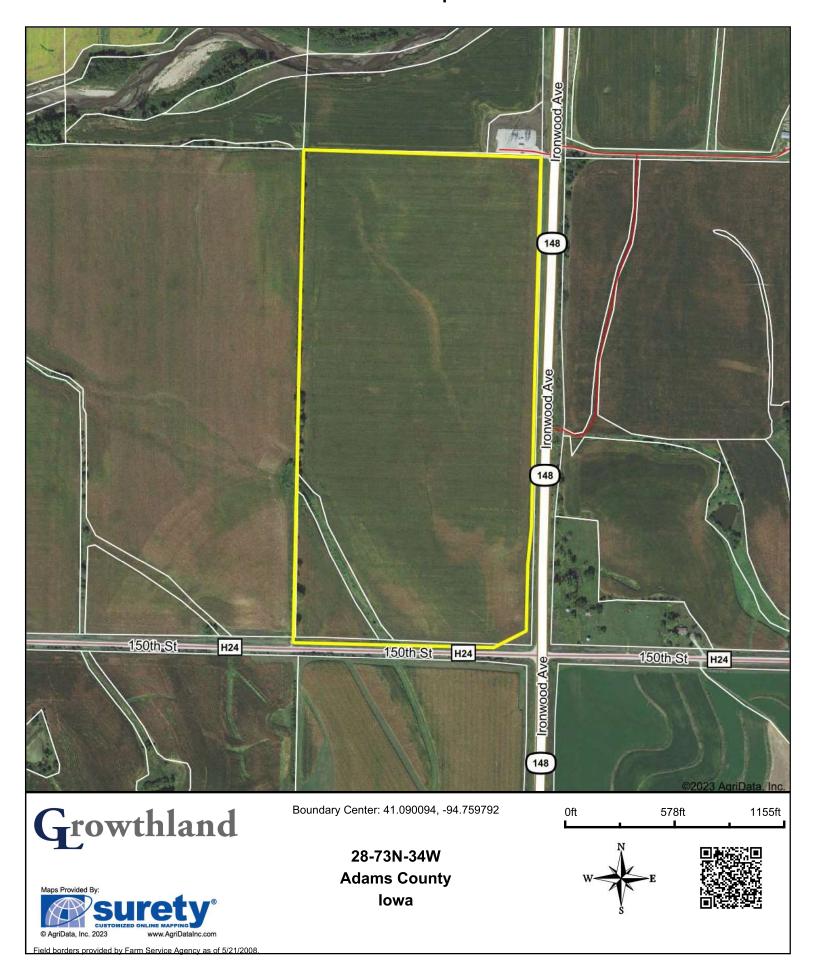
Adams County, IA 73.3 Acres M/L

T-73-N WASHINGTON PLAT R-34-W CASS CO Joseph Eblen 69.73 Calvin McCurdy Trust etal Robert D Gerlock Jr Virginia R Holste 145.07 Calvin Darrell Evans Jr 215.98 McCurdy Trust etal D Krause etal 139.13 Virginia R Holste 74.76 D2 Farms LLC 78.76 etal 146.28 Frank 145.55 6 Timothy Sullivan (148)Jeffrey A Multen 77,65 Paul Steven Michael Molern 38.69 BNE Barnes Julie A Suiter etai 76.73 Shirley M Johannes LE 113.22 Robert M Jule A Suiter 78.53 Lois E Family Trust 2 Fleharty Trust 389.38 Jensen etal 155.83 224.72 Inc 187.3 Davison 157.07 Farmland LLC 156.33 Randall G Fleharty 76.37 Patricia J Mullen 77,4 Dean Hosfelt etal 72.82 SAN LANG Steven Fleharty 115.6 SSNZ Farma LLC 74.6 David B Muffe etal 78.09 Michael Mullen Shirley M Lois E Randall Boswell stal Laton C Goodson stai 118.11 Fleharty Trust Fleharty 174.48 Davison 196.08 194.84 9 LLC 99.07 Shirley M Frust 1 8 236.75 Redelice etal 79.43 Cole Ineran 38.07 etal 36.33 Joel Reharty Reharty etal 77.17 Richard H Darrell D Krause Fleharty Stroud Trust Alan K Hartman Thomas G Profes R Fletally Trust stal etal A Standards Several SSLM etal 140,12 Roberts etal 77.51 etal 147.47 172.59 Bank 78.27 etal 114.23 Thomas Gien Roberts etal 113.06 A State Savings Bank 78.6 A State Cole iterian 56.28 Steven Michae Mulen 79.11 Marlin D 1 etal 190.4 by R Fleharty retal 133.73 Kathrys A Osbum 53.87 1 Roger Mariga Elizabet Mullon 95.89 2 y R Fleharty etal 135.1 17 Randall Family Farms LLC 6 Sorensen 5 Mount Etna 18 Test 14 Rodolfo Morales etal 389,85 4 Roberts Fleharty 345,19 190.73 Rodney Trust et Cole Inman 88.03 Rodney Trust e Family Farms LLC LINCOLN TWP CARL TWP Inman Family Trust 117.96 225,37 HAME! PROPAGE Schafe et al 233.58 Ronald L Schafer Fred Boswell 2 IA State Savings Bank etal 224.48 Gary Boswell Trust 297.27 Fleye B Klocke 38.68 AB Family LLP 24 159.23 175.62 20 19 21 Rotael Jose Worstes stal 45.61 1 Rodolfo AB Family Michael Mahn Trust Turner AB Family LLP Kevin L Pottorff Gamer Farma Morales etal 222.23 Edward Drake Trust etal 78.69 Ruth E Roberta Inc 112.69 305.41 etal 203.74 146.86 65NZ ama (1 88.38 Turner AB Family LLP 328.85 Ruth E Ruth E Roberts Roberts Family Farms LLC Richard E Trust 158.46 Trust 231.7 Gillet 165.26 184.41 Winkler t 143.32 **29** 14171FED 26 Kathryn A Ogburn 72.93 Hazel Turner AB F LLP 146.3 Taylor Joseph Schroeder Edward R Amdor Trust etal 86.21 DKT LLC 290.15 Dean Hosfelt Joni Houck Maeder P&N Trust 156.68 DKT LLC 200.37 etal 124.21 184.71 Randall Randall R Ramsey et al 37.33 et al 37.47 Turner AB Femily LLP 77.14 P&N Winkler Loonan Michael Ronald L Lisa Blair Trust 114.51 Real Estate LLC 191,79 Todd A Hogan 126.28 Loonan Real Brant A Estate LLC Brant A 168.56 3 McCuen 187.48 Helvie 153,59 Allison 155.59 Brant A (148) etal 154.39 Farming Farmin 151,89 Caney Ridge Farms LLC 161,44 All son etail
76.14
Blue Hortzon
Stock Farm
Inc 74.7 Taylor J Schroede etal 117.0 Rentell Rensey etal 30.28 Lisa Blair 78.25 Deloris Blue Horizon Stock Farm J Ramsey etal 156.23 Garner Farms Inc 115.27 LC eta 58.29 Arnold R Beath 72.39 CE Land Momt LLC 107.12 Inc 231.54

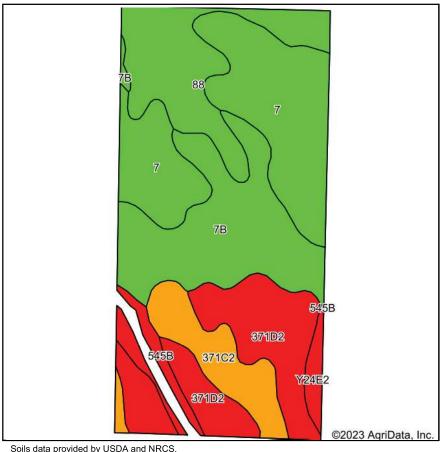
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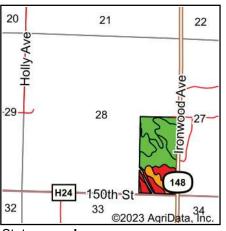
QUINCY TWP

Aerial Map



Tillable CSR2 Map





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

rowthland





Soils data provided by USDA and NRCS.

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 Av				85.6

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

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Adams County, Iowa





Wetland Determination

Restricted Use

Limited Restrictions

Exempt from Conservation Compliance Provisions

Tract Cropland Total: 73.43 acres

Farm **527**

Tract 852

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