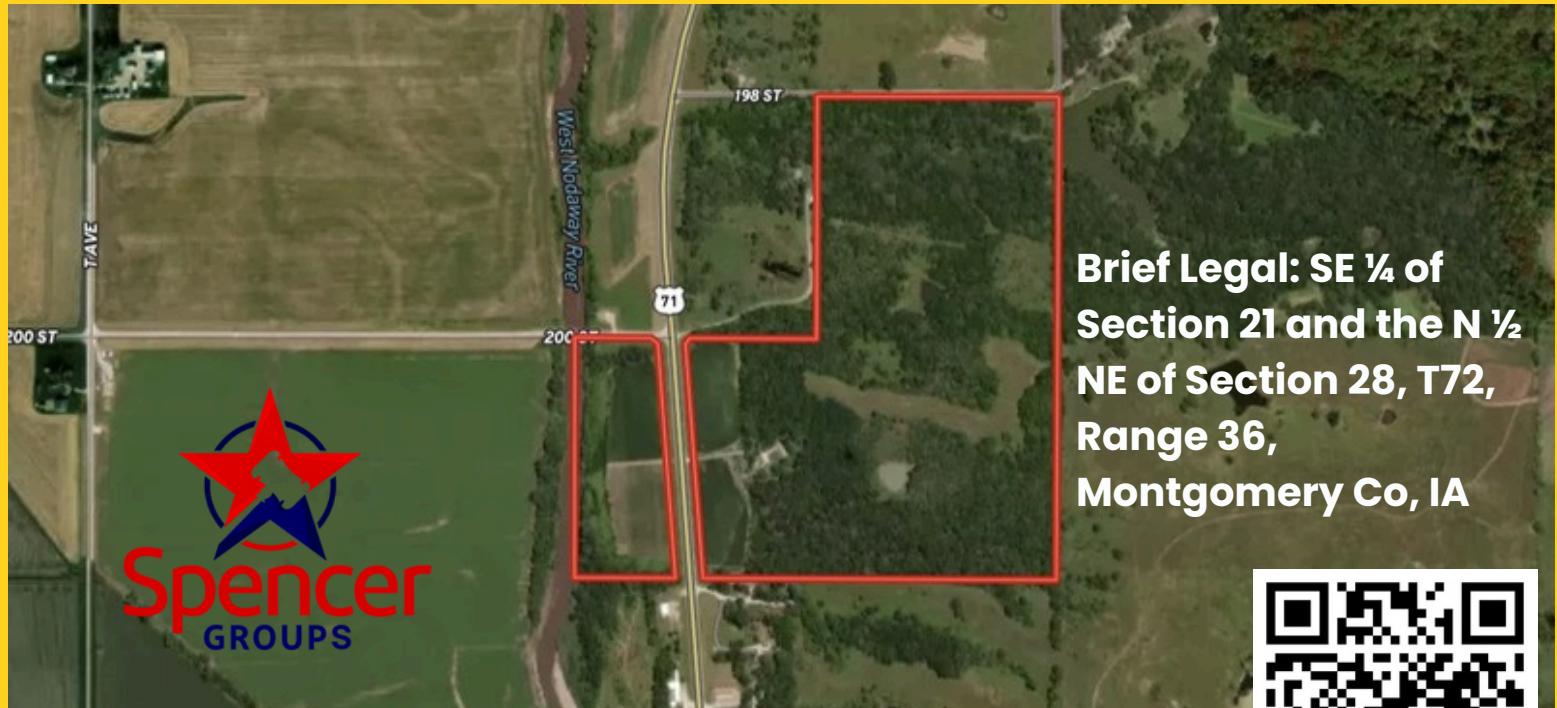


# **MONTGOMERY COUNTY IOWA**

## **107.48 ACRES M/L**

**2014 Old Highway 71, Villisca Iowa**

**Farm is located approximately 1.5 miles North of US Hwy 34**



**Brief Legal: SE  $\frac{1}{4}$  of Section 21 and the N  $\frac{1}{2}$  NE of Section 28, T72, Range 36, Montgomery Co, IA**



107.48 taxable acres located along Highway 71 and just North of Highway 34. East side features a small ranch home, 3 large, newer machine sheds, 3 ponds & 7.85 crop acres. West Nodaway River Frontage & 3.97 acres CRP/7.22 crop acres on the west. This is an ideal recreational opportunity!!

**Taxes: \$1190**

**Tillable: 15.07**

### **BUYING OPTIONS**

**107.48 acres m/l: \$1,000,000**

**East Tract - 92.48 acres m/l: \$832,320**

**West Tract - 15 acres m/l: \$187,500**



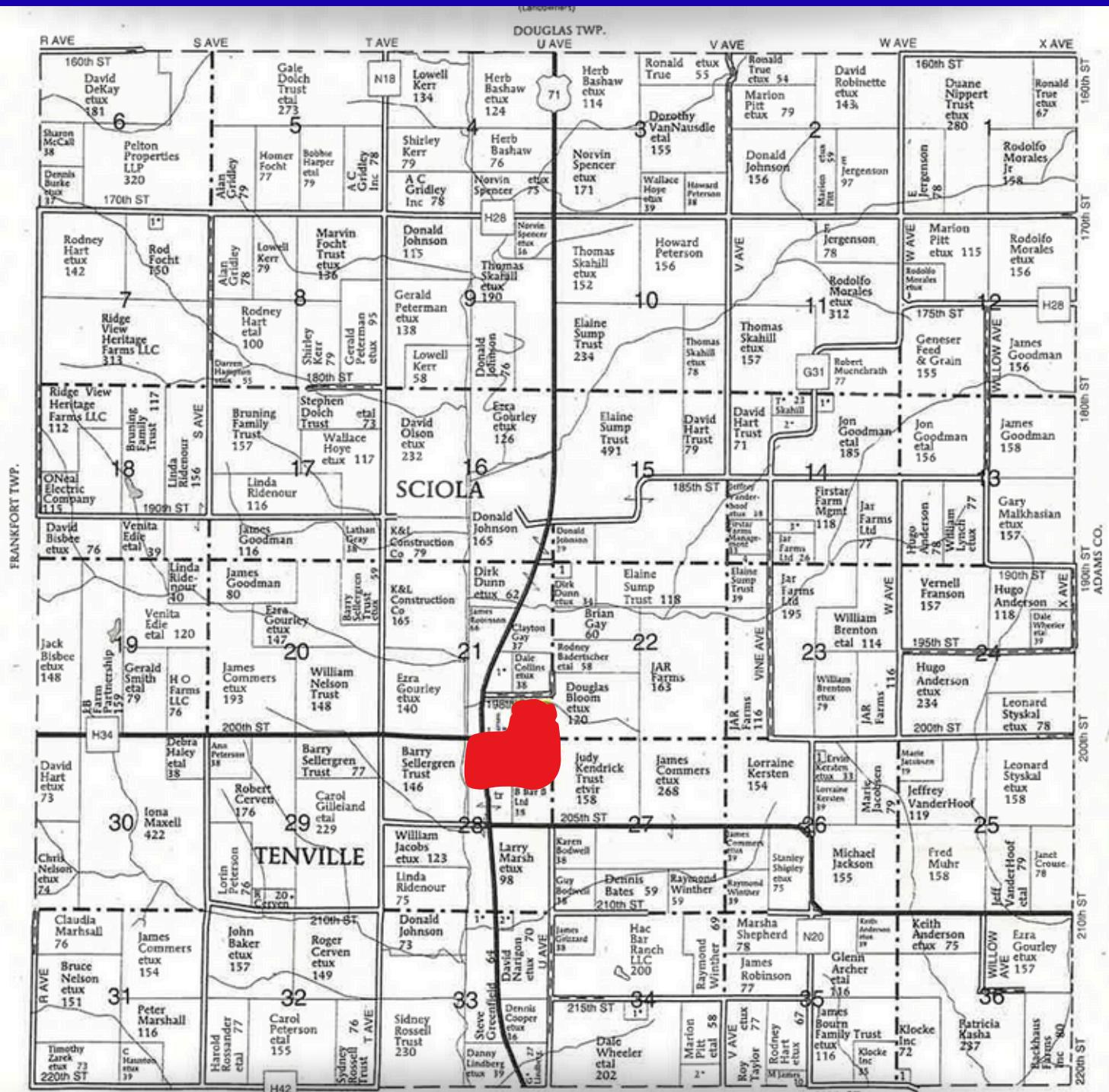
**ED SPENCER - BROKER 402-510-3276**

**Spencer Groups/Ed Spencer Real Estate  
322 E. 7<sup>th</sup> St, Logan, IA 51546 - 712-644-2151 - office  
www.spencergroups.com**



EQUAL HOUSING OPPORTUNITY

# PLAT MAP



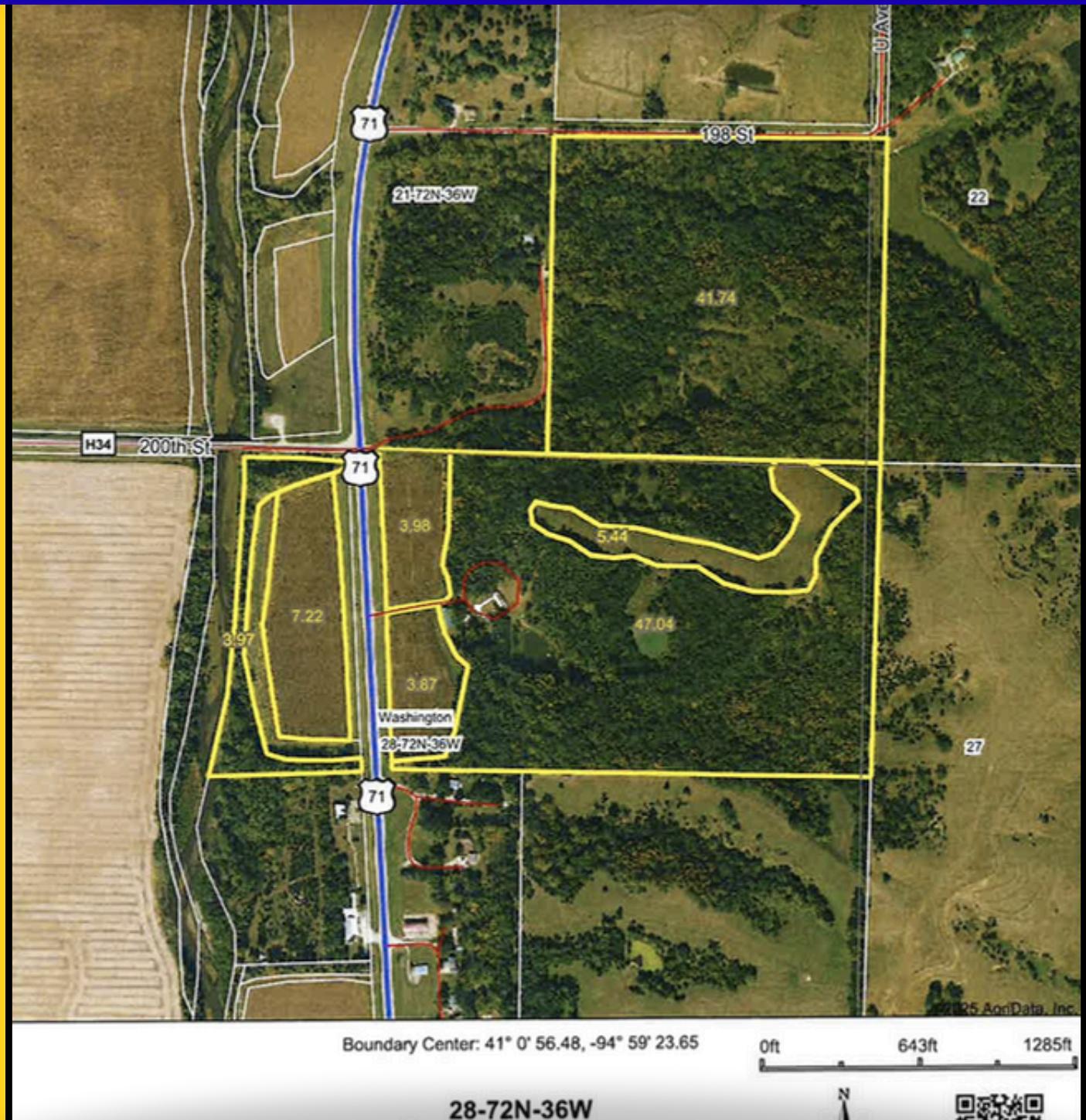
# Spencer Groups/Ed Spencer Real Estate

## ED SPENCER - BROKER 402-510-3276

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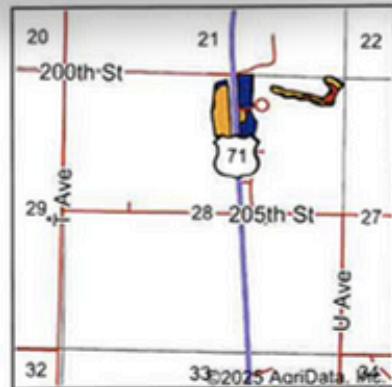
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# SURETY MAP



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# SOILS MAP



Maps Provided By  
 **surety**<sup>®</sup>  
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Soil Area Symbol: IA137, Soil Area Version: 32	Soil Description	Acres	Percent of field	CSR2 Legend	Water Table	Non-Irr Class *c	*i Corn Bu	*i Soybeans Bu	CSR2**	CSR	*n NCCPI Soybeans
20	Dockery-Quiver silt loams, 0 to 2 percent slopes, occasionally flooded	7.51	36.6%	■	1ft.	llw			87		92
3+	Colo silt loam, deep loess, 0 to 2 percent slopes, overwash, occasionally flooded	7.26	35.4%	■	0ft.	llw	204.8	59.4	78	85	85
C2	Ladoga silt loam, dissected till plain, 5 to 9 percent slopes, eroded	2.76	13.5%	■	4ft.	llle	192.0	55.7	75	62	65
D2	Ladoga silt loam, 9 to 14 percent slopes, eroded	2.31	11.3%	■	4ft.	llle	163.2	47.3	49	52	61
9E	Gara loam, dissected till plain, 14 to 18 percent slopes	0.29	1.4%	■	> 6.5ft.	Vle	144.0	41.8	37	35	59
9D2	Gara loam, dissected till plain, 9 to 14 percent slopes, eroded	0.20	1.0%	■	> 6.5ft.	Vle	163.2	47.3	43	43	52
9D	Gara loam, dissected till plain, 9 to 14 percent slopes	0.11	0.5%	■	> 6.5ft.	Vle	168.0	48.7	49	45	64
D	Ladoga silt loam, 9 to 14 percent slopes	0.07	0.3%	■	4ft.	llle	177.6	51.5	52	57	68
Weighted Average							2.34	121.8	35.3	76.5	*- n 81.3

IA has updated the CSR values for each county to CSR2.

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