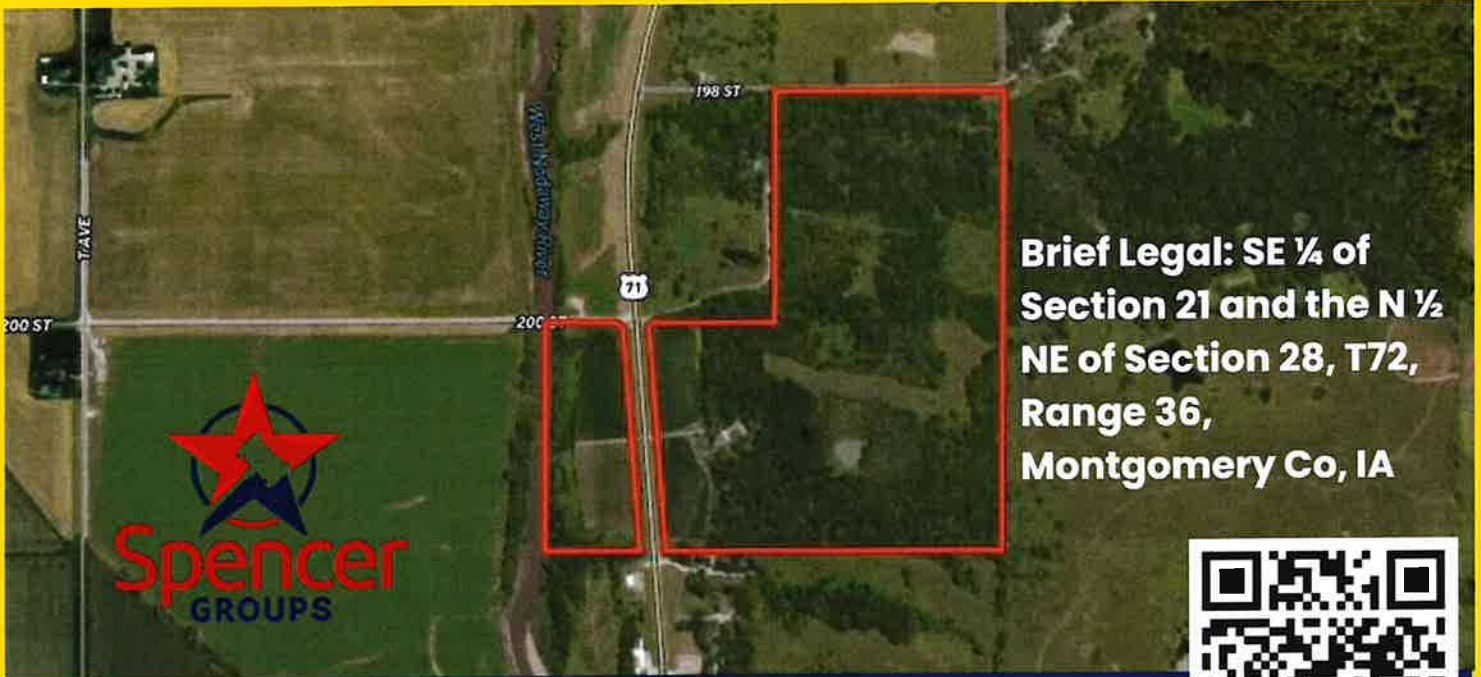


MONTGOMERY COUNTY IOWA

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 ¼ of
Section 21 and the N ½
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 2 bed ranch home, 3 large, newer machine sheds, 3 ponds & 7.85 crop acres. West Nodaway River Frontage & 2.5 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: \$936,080

East Tract - 92.48 acres m/l: \$786,080

West Tract - 15 acres m/l: \$150,000



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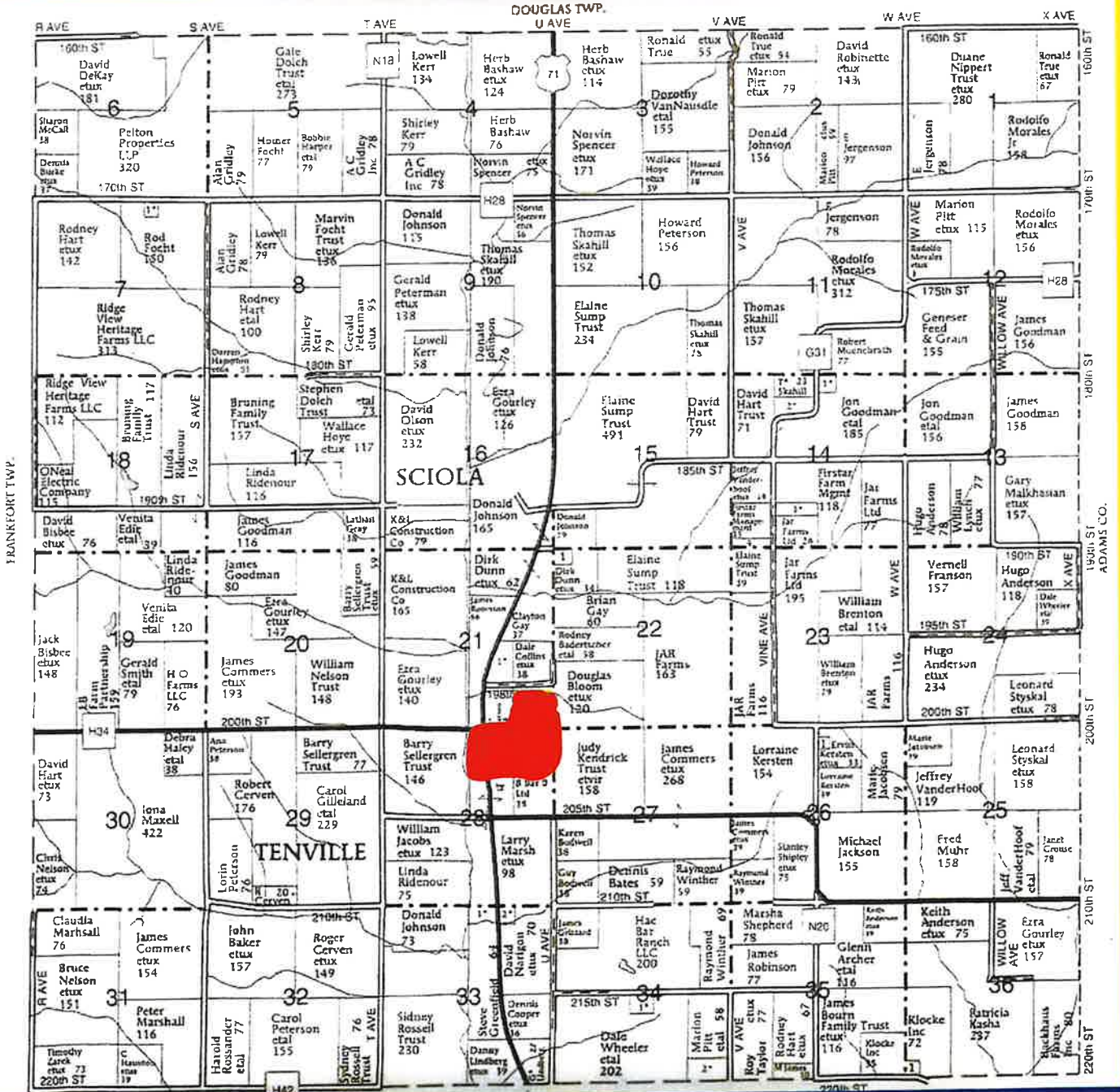
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PLAT MAP



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FSA MAP



- Legend**
- Non-Cropland
 - Cropland
 - CRP
 - Tract Boundary
 - Iowa PLSS
 - Iowa Roads
- Wetland Determination Identifiers**
- Restricted Use
 - ▼ Limited Restrictions

Tract Cropland Total: 23.01 acres

2025 Program Year
 Map Created April 15, 2025
 Farm 1016
 Tract 1636

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FSA MAP



Legend

- Non-Cropland
- CRP
- Iowa PLSS
- Cropland
- Tract Boundary
- Iowa Roads

Wetland Determination Identifiers

- Restricted Use
- ▼ Limited Restrictions
- Exempt from Conservation

Tract Cropland Total: 0.00 acres

2025 Program Year

Map Created April 15, 2025

Farm 1916

Tract 2208

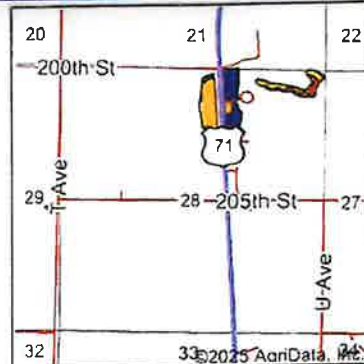
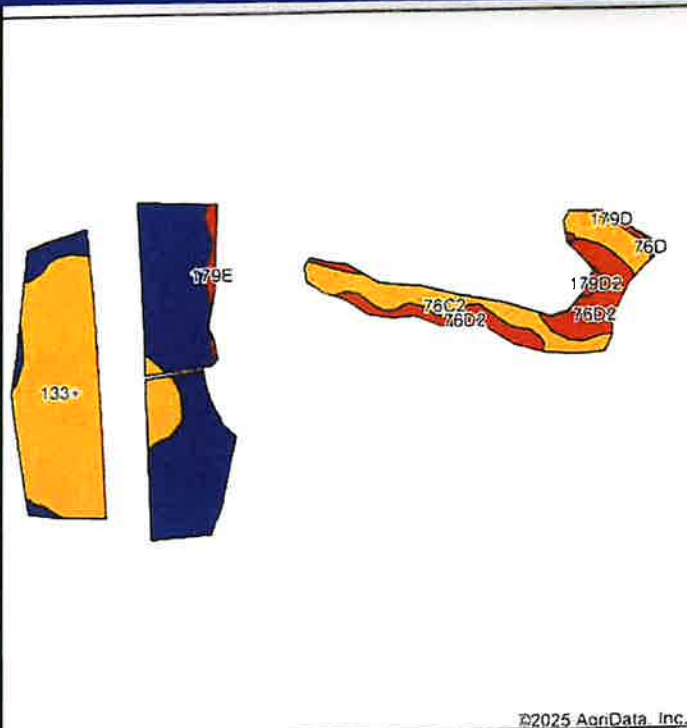
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SOILS MAP



State: Iowa
 County: Montgomery
 Location: 28-72N-36W
 Township: Washington
 Acres: 20.51
 Date: 10/20/2025



Soils data provided by USDA and NRCS.

Area Symbol: IA137, Soil Area Version: 32

Code	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.	IIw			87		92	
3+	Colo silt loam, deep loess, 0 to 2 percent slopes, overwash, occasionally flooded	7.26	35.4%	■	0ft.	IIw	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.	IIIe	192.0	55.7	75	62	65	
D2	Ladoga silt loam, 9 to 14 percent slopes, eroded	2.31	11.3%	■	4ft.	IIIe	163.2	47.3	49	52	61	
9E	Gara loam, dissected till plain, 14 to 18 percent slopes	0.29	1.4%	■	> 6.5ft.	IVe	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.	IVe	163.2	47.3	43	43	52	
9D	Gara loam, dissected till plain, 9 to 14 percent slopes	0.11	0.5%	■	> 6.5ft.	IVe	168.0	48.7	49	45	64	
D	Ladoga silt loam, 9 to 14 percent slopes	0.07	0.3%	■	4ft.	IIIe	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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