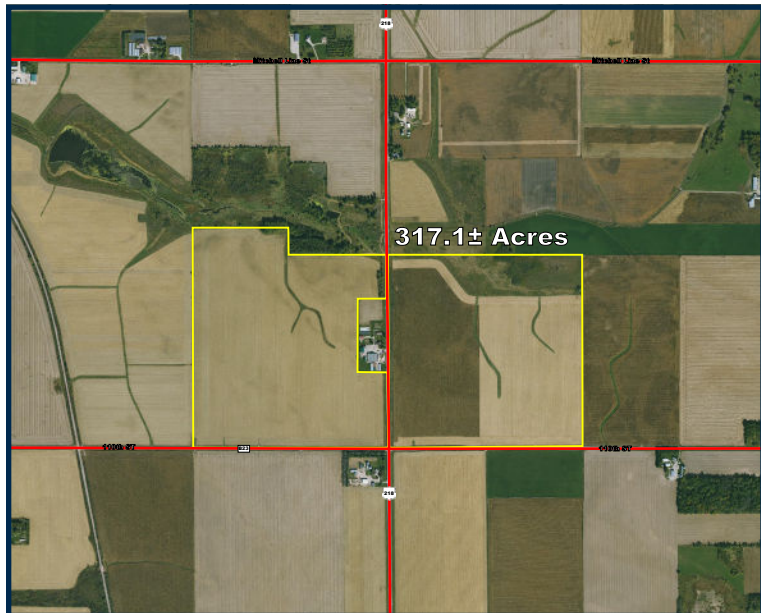


FARMLAND FOR SALE

Floyd County, Iowa



317.1± ACRES

Call for price: 515-532-2878

Property Description

A productive Floyd Co. farm with a CSR2 of 84.9.

Acreage

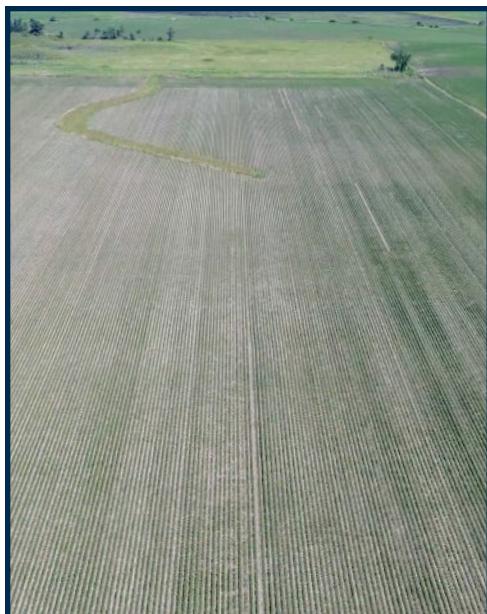
317.1± acres with 285± tillable acres.

Location & Directions

Sections 21 & 22, Cedar Township, Floyd County (T97N-R16W)

- Farm is located on either side of US-218 on the north side of 110th St.
- 5 miles north of Floyd, IA.

www.MurrayWiseAssociates.com



John Kirkpatrick

Lic. # B22570000

Office: (515) 532-2878

Email: john@mwallc.com



Murray Wise
ASSOCIATES LLC

214 North Main Street, P.O.
Clarion, IA 50525

(515) 532-2878

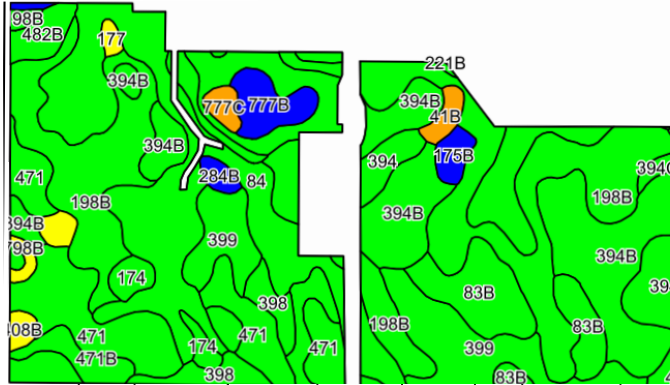
MurrayWiseAssociates.com

FARMLAND FOR SALE

Floyd County, Iowa



Soil Map



198B	Floyd loam, 1 to 4 percent slopes	63.87	22.2%		Ilw	89	74	88	83	66	88
84	Clyde silty clay loam, 0 to 3 percent slopes	53.41	18.8%		Ilw	88	77	90	90	76	85
394B	Ostrander loam, 2 to 5 percent slopes	49.40	17.4%		Ile	88	84	77	76	70	68
471	Oran loam, 0 to 2 percent slopes	27.30	9.6%		Iw	79	84	80	80	63	63
399	Readlyn silt loam, 1 to 3 percent slopes	24.03	8.4%		Iw	91	89	80	80	65	68
83B	Kenyon loam, 2 to 5 percent slopes	14.86	5.2%		Ile	90	84	89	89	71	77
394	Ostrander loam, 0 to 2 percent slopes	13.88	4.9%		Is	94	89	78	78	71	70
398	Tripoli clay loam, 0 to 2 percent slopes	6.01	2.1%		Ilw	82	79	68	68	55	63
777B	Wapsie loam, 2 to 5 percent slopes	5.12	1.8%		Ile	48	53	65	65	60	41
174	Bolan loam, 0 to 2 percent slopes	4.79	1.7%		Ils	70	75	84	84	69	76
471B	Oran loam, 2 to 5 percent slopes	3.87	1.4%		Iw	74	79	80	80	63	62
482B	Racine loam, 2 to 5 percent slopes	3.43	1.2%		Ile	76	79	66	66	55	55
408B	Olin sandy loam, 2 to 5 percent slopes	2.74	1.0%		Ile	64	67	72	72	59	57
175B	Dickinson fine sandy loam, 2 to 5 percent slopes	2.17	0.8%		Ille	50	55	61	61	53	36
41B	Sparta loamy sand, 2 to 5 percent slopes	1.81	0.6%		IVs	42	40	61	61	50	36
777C	Wapsie loam, 5 to 9 percent slopes	1.64	0.6%		Ille	43	33	64	64	59	41
284B	Flagler sandy loam, 2 to 5 percent slopes	1.39	0.5%		Ille	49	45	62	62	54	36
394C2	Ostrander loam, 5 to 9 percent slopes, eroded	1.32	0.5%		Ille	73	67	64	64	60	55
798B	Protivin loam, 1 to 4 percent slopes	0.94	0.3%		Ile	61	55	80	80	63	64
177	Saude loam, 0 to 2 percent slopes	0.81	0.3%		Ils	60	63	79	79	68	62
198	Floyd loam, 0 to 2 percent slopes	0.79	0.3%		Ilw	94	79	85	84	80	85
407B	Schley silt loam, 1 to 4 percent slopes	0.47	0.2%		Ilw	81	69	93	93	74	82
221B	Klossner muck, 1 to 4 percent slopes	0.38	0.1%		Illw	48	45	88	88	80	87
175C	Dickinson fine sandy loam, 5 to 9 percent slopes	0.15	0.1%		Ille	45	40	61	61	52	36
174B	Bolan loam, 2 to 5 percent slopes	0.09	0.0%		Ils	64	70	81	81	67	70
Weighted Average					1.79	84.9	78.7	*n 82.3	*n 81	*n 67.9	*n 74.2

AGENCY: Murray Wise Associates is the exclusive agent of the seller.

DISCLAIMER AND ABSENCE OF WARRANTIES: The information contained in this brochure is believed to be accurate but is subject to verification by all parties relying on it. No liability for its accuracy, errors or omissions is assumed by the seller or the brokerage company. All sketches and dimensions in this brochure are approximate. All acreages are approximate and have been estimated based on legal descriptions or aerial photographs.



214 North Main Street, P.O.
Clarion, IA 50525
(515) 532-2878
MurrayWiseAssociates.com