

DECATUR COUNTY

KENNY HERRING, ALC

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DESCRIPTION

Presenting 40 acres m/l in Decatur County, Iowa. It is an excellent recreational farm with income. Twenty-eight acres m/l are currently planted to soybeans; these acres are approved for CRP starting the fall of 2020. Contact the listing agent for CRP details. This property would make a great building site, with stellar views and convenient interstate access. There are several great future pond locations as well. This property is located in section 22 of Long Creek Township, southwest of Van Wert, Iowa. The net taxes for this property are \$410.

DIRECTIONS

From Interstate 35: Take the Van Wert exit and go west. Immediately turn south on 211th Avenue. Take 211th Avenue south 1.75 miles to 137th Street. Go west on 137th Street 1.25 miles. The property is on the south side of 137th Street.

TILLABLE SOILS

Code	Soil Description	Acres	% of Field	CSR2	
792D2	Armstrong clay loam, 9–14% slopes	8.69	33.3%	7	■
179E2	Gara clay loam, 14–18% slopes	7.68	29.4%	23	■
451D2	Caleb loam, 9–14% slopes	4.02	15.4%	41	■
452C	Lineville silt loam, 5–9% slopes	2.19	8.4%	48	■
592D2	Mystic clay loam, 9–14% slopes	1.35	5.2%	10	■
273C	Olmitz loam, heavy till, 5–9% slopes	1.11	4.3%	77	■
179D2	Gara clay loam, 9–14% slopes	0.91	3.5%	43	■
65G	Lindley loam, 18–40% slopes	0.15	0.6%	6	■
Weighted Average				24.8	

