### **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



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. This is an ideal recreational opportunity!!

**Taxes: \$1190** 

Tillable: 15.07

#### <u>BUYING OPTIONS</u>

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

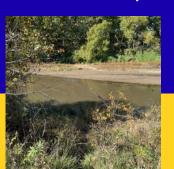
East Tract - 92.48 acres m/l: \$832,320

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





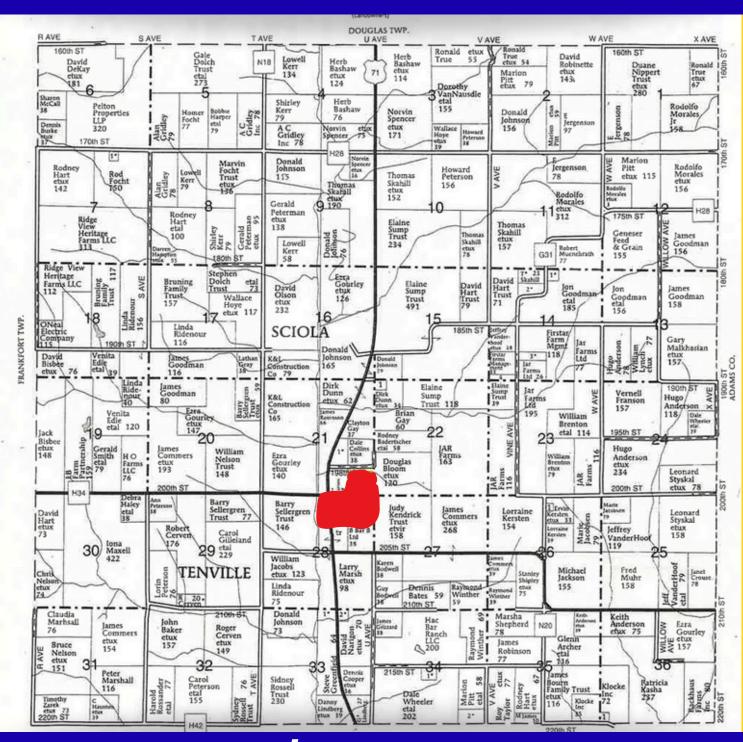




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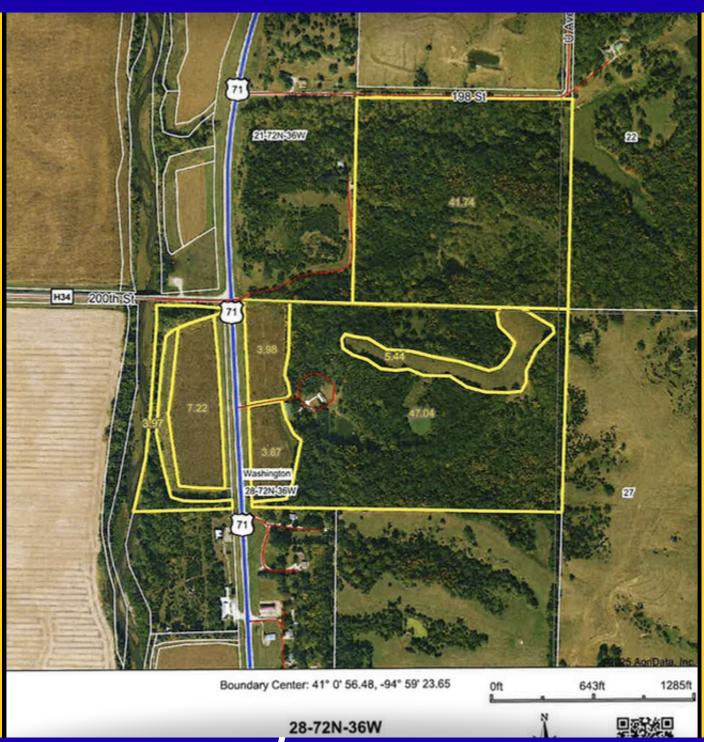
# PLAT MAP



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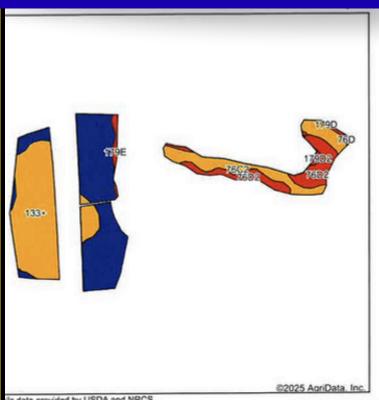
# SURETY MAP

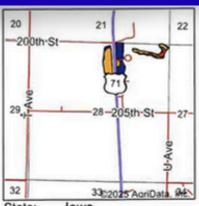


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# **SOILS MAP**





State: Iowa
County: Montgomery
Location: 28-72N-36W
Township: Washington

Acres: 20.51 Date: 10/20/2025





ils data	provided b	y USDA and	NRCS.
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	sa provided by Good time 14160.										
rea	Symbol: IA137, Soil Area Version: 3	52		_	_	_	_				
de	Soil Description	Acres	Percent of field	CSR2 Legend	Water Table	Non-Irr Class *c	*i Com 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%	=	Oft.	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.	Ille	192.0	55.7	75	62	65
02	Ladoga silt loam, 9 to 14 percent slopes, eroded	2.31	11.3%		4ft.	Ille	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.	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.	Ille	177.6	51.5	52	57	68
			1	Weighted	Average	2.34	121.8	35.3	76.5		*n 81.3

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