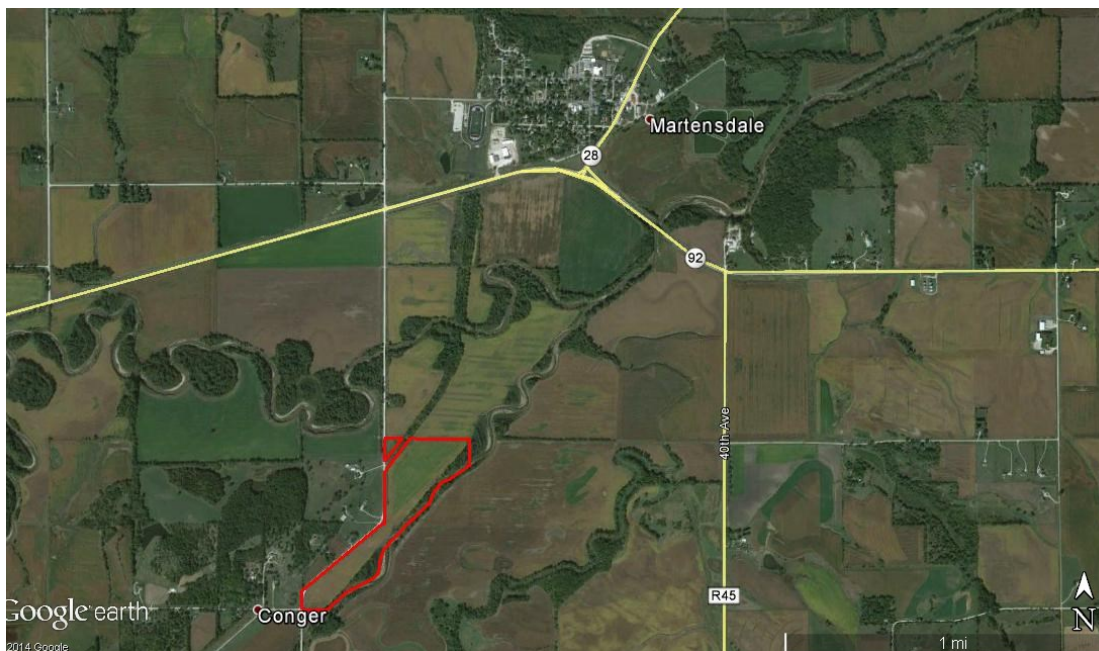


LAND FOR SALE



47.23 ACRES M/L WARREN COUNTY, IOWA



LISTING #12162

PRICE: \$225,000

DESCRIPTION: 47.23 Acres M/L located just south of Martensdale in Jefferson Township. Farm consists of approximately 33.79 planted acres carrying a CSR of 59.2. Seller would be interested in sale/lease back opportunity.

DIRECTIONS: From Martensdale, travel west on Hwy 92 for 1/2 mile, turn south at the first street (30th Ave). Farm is located on the west side of the road after a 3/4 mile.

TAXES: \$694 Annually

FARM PROGRAM INFORMATION:

Farmland: 41.99 Acres
Cropland: 33.06 Acres
Corn Base: 16.70 Base acres with a Direct Yield of 92 and CC Yield of 107.
Bean Base: 16.00 Base acres with a Direct Yield of 32 and CC Yield of 38.

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