

Land For Sale

ACREAGE:

210.00 Acres, m/l

LOCATION:

Decatur County, IA

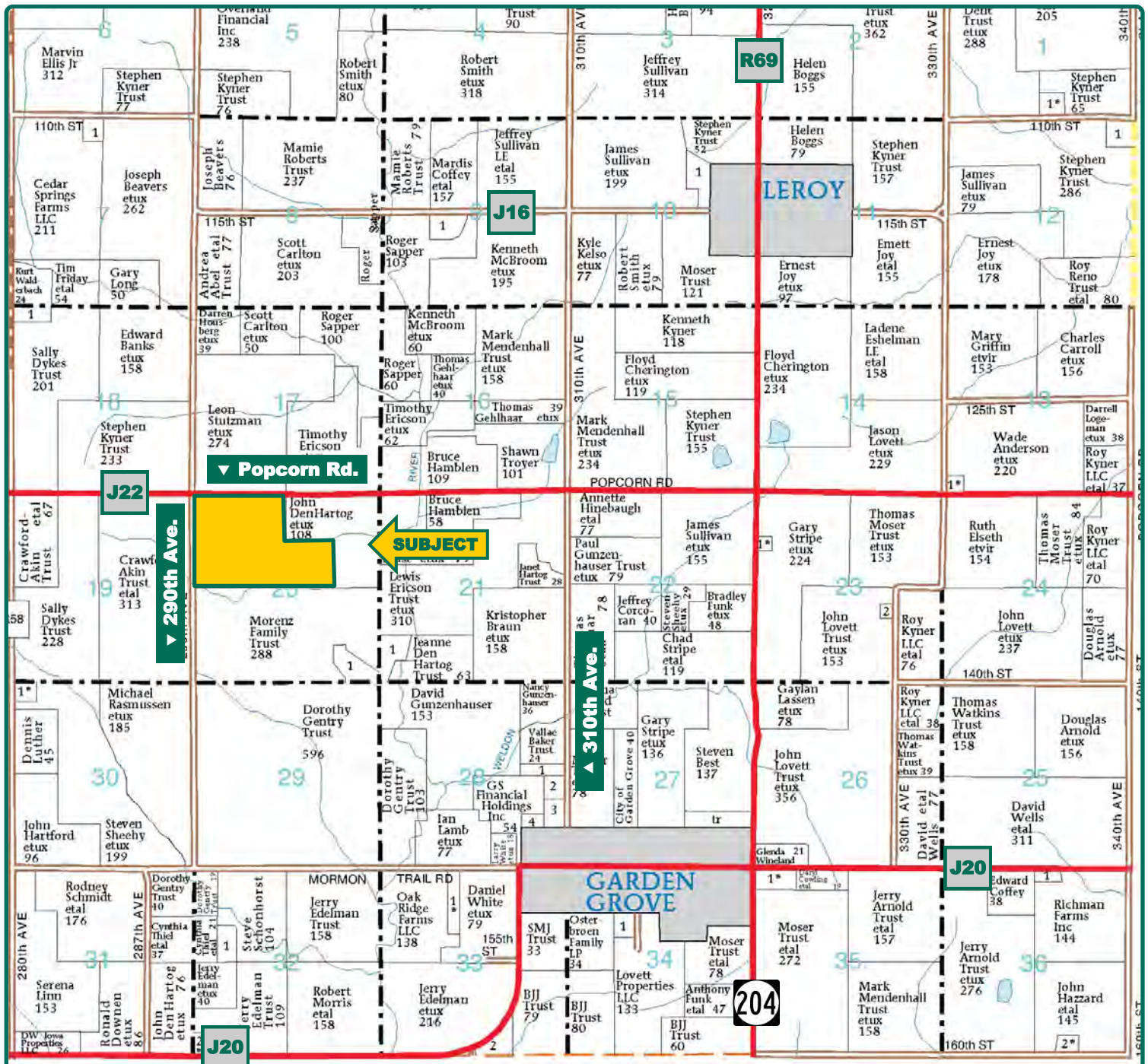


Property *Key Features*

- 3½ Miles Northwest of Garden Grove, Iowa
- Great Opportunity to Own a Mixed-Use Farm
- Recreational Opportunities

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FSA/Eff. Crop Acres: 152.12
Current Cropped Acres: 130.87
Corn Base Acres: 152.12
Soil Productivity: 41.10 CSR2

Property Information

210.00 Acres, m/l

Location

From Garden Grove: Go north on 310th Avenue for 2 miles, then west on J22/Popcorn Avenue for 1½ miles. The farm is on the southeast corner of the Popcorn Road and 290th Avenue intersection.

Legal Description

NW¼, S¼ NW¼ NE¼, SW¼ NE¼ of Section 20 Township 70 North, Range 24 West of the 5th P.M.
(Garden Grove Township)

Price & Terms

- \$840,000
- \$4,000/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

Real Estate Tax

Taxes Payable 2019 - 2020: \$2,892
Net Taxable Acres: 192.90
Tax per Net Taxable Acre: \$14.99

FSA Data

Farm Number 606, Tract 1302
FSA/Eff. Crop Acres: 152.12
Current Cropped Acres: 130.87
Corn Base Acres: 152.12
Corn PLC Yield: 86 Bu.

Soil Types/Productivity

Primary soils are Shelby, Arispe and Lamoni. CSR2 on the Currently cropped acres is 41.10. See soil map for detail.

Land Description

Gently to strongly sloping.

Buildings/Improvements

35' x 50' steel building, built in 2011.

Drainage

Natural, with use of waterways. No tile maps available.

Water & Well Information

- No known wells
- One ¾-acre farm pond

Lease

Leased for 2020 crop year. Contact Agent for details.

Comments

Great opportunity to own a mixed-use farm with solid income from tillable land, as well as high-quality recreational opportunities.

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Northwest Looking Southeast



Southeast Looking Northwest



Buildings / Pond



Northeast Looking Southwest



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