

IOWA FARM FOR SALE

80 +/- Ac Farmland Fremont Co. Iowa

PRICE REDUCED! \$600,000 or \$7,500 Per Acre

DRIVING DIRECTIONS: From Hamburg, Iowa take highway 333 east 10 miles. Farm is located on the south side of Hwy 333 & west side of 390th St.

LEGAL DESCRIPTION: E1/2NE1/4 Section 29 Locust Grove Township All in Fremont Co. IA

CROPLAND: 77.94 FSA Cropland Acres. 63.99 Acres of Corn Per 2022 Farm Certification Report.

CSR2: 63.7 CSR2 Per Surety Mapping Software.

SOILS: Marshall Silty Clay, Colo-Judson Silty Clay Loam, Malvern Silty Clay Loam, Adair Clay Loam.

FSA INFO: Farm #3173 Tract #1942. 77.94 FSA Farmland Acres. 77.94 FSA DCP Cropland Acres.

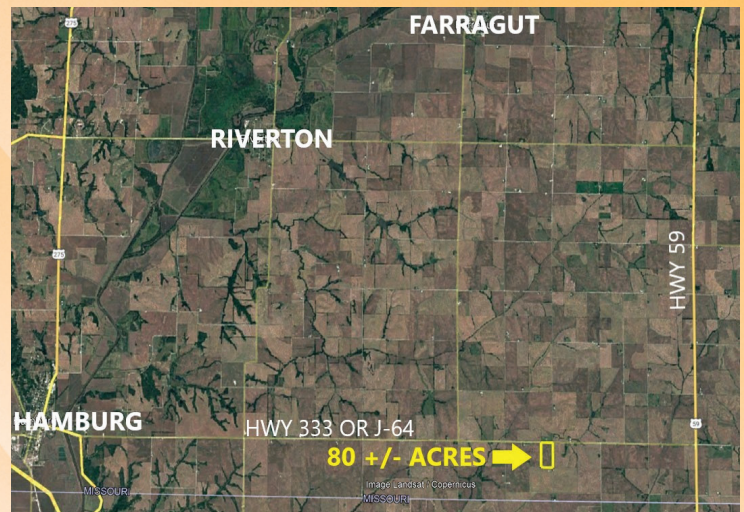
RE TAXES: \$1,848 Per Year.

POSSESSION: At Closing subject to the 2023 farm lease. Lease details available upon request.

SALE TERMS: 10% Earnest upon acceptance of offer. Balance Due at Closing.

CLOSING: 45 days from accepted purchase agreement.

SELLERS: Sherril Bryant Lowman Living Trust



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Midwest
Ag Services, Inc.

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Disclaimer: The information in this brochure was gathered from various sources deemed reliable, but it can't be guaranteed by Midwest Ag Services, Inc. All data should be verified for accuracy by interested parties.

For More Details Visit: www.MidwestAgServices.com