

FARM FOR SALE

195.68 +/- ACRES HIGH QUALITY FARMLAND POTTAWATTAMIE CO. IOWA

DESCRIPTION: Highly Tillable, Terraced, & Tiled Upland Farm in a High State of Productivity. Located 1 Mile from Pavement with Close Proximity to Local Grain Markets & Ethanol Plants. Don't Miss your Opportunity to Add this Farm to your Operation or Investment Portfolio!

ASKING: \$12,800 Per Acre or \$2,504,704

LOCATION: 7 miles east of Oakland, IA Approx. 1 Mile South of HWY 6 on 490th St.

BRIEF LEGAL DESCRIPTION: Part of Sections 8 & 17 Township 75 North Range 38 West All in Pott. Co. Iowa

FSA CROPLAND: Estimated 197 Acres

CSR2: Estimated Average 78.2 Per Agridata Mapping Software.

SOILS: Marshall, Judson, Exira, & Ackmore Silt Loams with Slopes Ranging from 0 - 14%

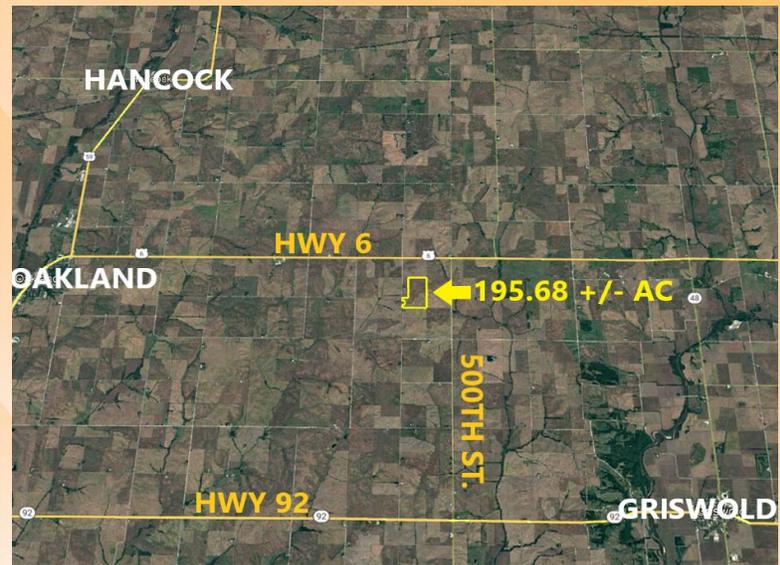
CORN BASE: 101.3 Acres **PLC YIELD:** 171 Bu
SOYBEAN BASE: 88.9 Acres **PLC YIELD:** 47 Bu

TAXES: \$7,446 per year. Taxes pro-rated to the date of closing.

POSSESSION: At Closing, Subject to the 2024 Cash Rent Lease that Expires February 28, 2025.

SALE TERMS: 10% Earnest Payment Due Upon Acceptance of Offer. Balance Due at Closing.

CLOSING: On or Before 30 Days After Acceptance of Offer.



DRIVING DIRECTIONS

FROM THE CITY OF OAKLAND, HEAD EAST ON HWY 6 FOR APPROX. 7 MILES, TURN SOUTH ON 490TH ST. FOR 1 MILE & THE FARM IS ON THE EAST SIDE OF 490TH ST.

Midwest
Ag Services, Inc.

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EVAN SUMMY, ASSOCIATE BROKER

402-618-1326

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

SELLER: RIDGEVIEW FARM, LLC