



LAND FOR SALE

Pocahontas County



FARM DESCRIPTION

PRICE: \$265,000

Iowa Land Company is pleased to present the ACC 14 LLC farm listing in Pocahontas County, Iowa. The farm consists of 20 +/- acres, located Northeast of Pomeroy, Iowa 2 miles. The farm is situated in Section 33 of Bellville Township. The farm is being offered as a one tract option. This is a great opportunity for local farmers to expand their current farming operation and give investors the ability to purchase quality farmland acres. The property has an established grove and an old building site. 16.15 +/- acres considered cropland acres. The cropland is Classified as NHEL farmland. The farm has a 80.8 CSR2 weighted average across the entire farm. The farm also offers 2.33 +/- acres of CRP. The annual payment is \$790. More land could be cleared and brought into production. This farm offers nearly flat farmland acres and productive soils for productive harvest in the years to come! Call Land Broker Matt Skinner at 515-443-5004 or Land Broker/ Auctioneer Luke Skinner at 515-468-3610 for more information on this Pocahontas County Land For Sale.



MATT SKINNER | LAND BROKER
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LUKE SKINNER | LAND BROKER
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Fort Dodge Office
320 A Street
Fort Dodge, IA 50501



AERIAL PHOTO

Pocahontas County

20
ACRES +/-



FARM SPECIFICATIONS:

Asking Price:

\$265,000 or \$13,250 Per Acre

Location:

From Pomeroy, Iowa, travel east on 170th st. 2.0 mile. Turn left and go north on Oakhurst ave 1.25 miles. For sale signs are located on the property (East side of Oakhurst Ave.)

Legal Description:

20 +/- acres located in Pocahontas County, Iowa; Bellville Township, Section 33. Exact legal will come from the abstract.

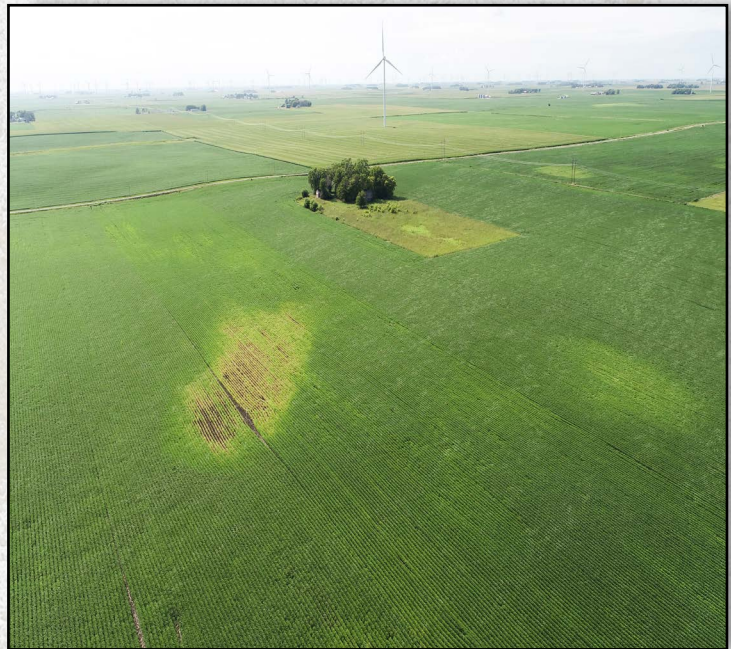
Tax Information:

\$590.72 +/- annually estimated



PROPERTY PHOTOS

Pocahontas County








ABOUT US

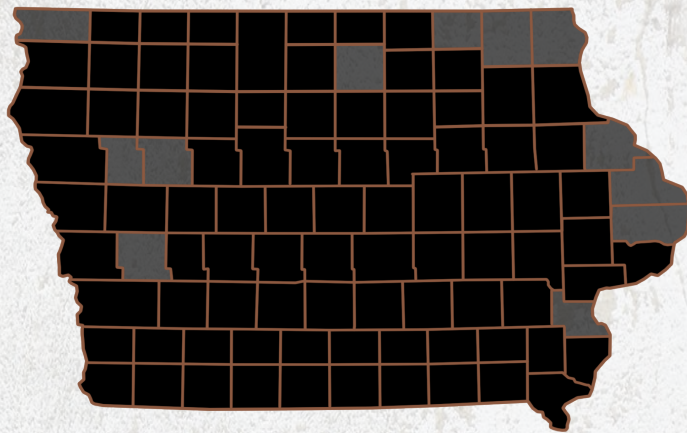
We are Iowa Land Company

A REAL ESTATE BROKERAGE GROWN ON THE BEST DIRT IN AMERICA

WHAT WE DO

At Iowa Land Company, our approach is like that of a farmer: prepare, do the hard work and when the time comes, enjoy a successful harvest. We're a farmland real estate company and helping connect buyers and sellers of Iowa land is our specialty. As a team of native Iowans, our boots only know Iowa dirt. Our team of land experts combine years of real estate experience with the latest technology and marketing innovations to give you a modern real estate service unmatched in the Hawkeye State.

-  LAND AUCTIONS
-  LAND LISTINGS
-  NATIONAL MARKETING



"IOWA IS OUR FACTORY, LAND MARKETING IS OUR CRAFT, FARMLAND TRANSACTIONS ARE OUR PRODUCT, AND THE PEOPLE ARE WHAT MAKE UP OUR BUSINESS"

-Iowa Land Company

Matt and Luke are your local Land Brokers for Iowa Land Company, a family owned business which they Co-Founded with their two brothers Cody and Nick Skinner. Our goal is to be a trusted source in the Iowa farmland market while connecting buyers and sellers of Iowa land. Over the past six years we have represented clients in over 400 land real estate transactions selling 18,000 + acres of Iowa Land. We look forward to the opportunity to work for you and your family.



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Branded in Land