

IOWA FARM FOR SALE

102.09 +/- ACRES POTT. CO. IA

Rare Opportunity in the Scenic Loess Hills – Ideal for Your Dream Home or Hobby Farm!

Welcome to a unique property nestled in the heart of the stunning Loess Hills, just minutes from Council Bluffs and a short drive from Omaha. This beautiful parcel offers the perfect blend of privacy, natural beauty, and convenience. Located on a well-maintained hard surface road, it's an ideal site for your dream single-family home, with plenty of room for livestock or horses.

The landscape is a true standout, providing a serene setting with rolling hills, wooded areas, and open spaces. The property offers excellent wildlife habitat, making it a haven for whitetail deer, turkey, and pheasant. If you're a nature lover or hunting enthusiast, this location is sure to impress.

In addition to its scenic appeal, the property is already improved with two large machine storage sheds, offering ample space for equipment, storage, or a workshop. It also has a well and power at the site, providing the essentials for development and making it ready for your plans.

ASKING PRICE: \$11,300 Per Acre.

LOCATION: Approx. 6.5 miles North of Co. Bluffs IA.

BRIEF LEGAL: Frl Part of Sec 31, Hazel Dell Township & Sec 36 Crescent Township All in Pott. Co. Iowa Containing 102.09 Taxable Acres M/L.

FSA INFO: 64 FSA Crop Acres. 6.3-ac Corn Base & 93-bushel PLC Yield

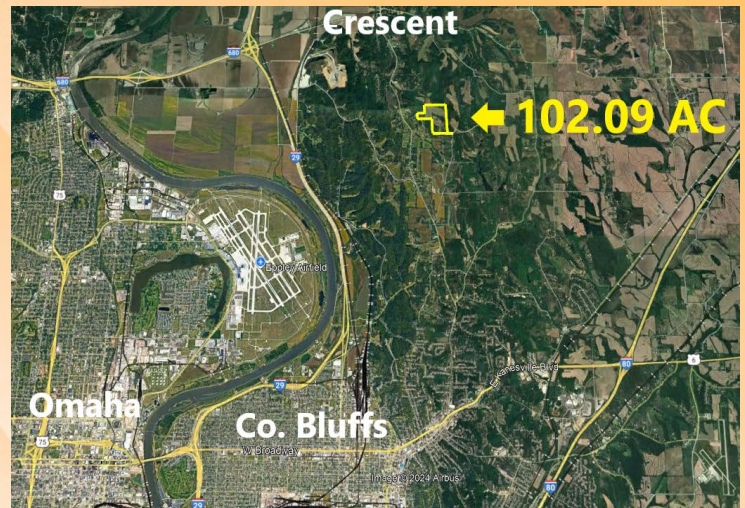
CSR2: Estimated 61.8 CSR2 Per Surety Mapping Software.

RE TAXES: \$2,662 Per Year.

POSSESSION: At Closing.

SALE TERMS: 10% Earnest upon Acceptance of Offer. Title Insurance & Closing Fee Split 50/50 between buyer & seller.

CLOSING: 30 days from accepted purchase agreement.



DRIVING DIRECTIONS

From Co. Bluffs, IA, Go North on Old Lincoln Hwy for 5 miles, Then head northeast on 185th St. for 1.5 miles. The property is located on the west side of 185th St. Watch for the Signs!

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