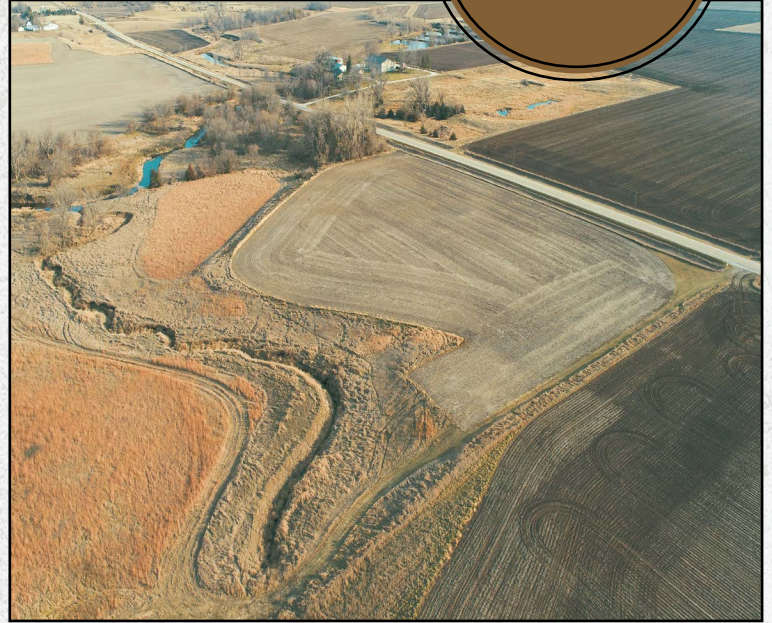




LAND FOR SALE

Greene County

63.94
ACRES +/-



FARM DESCRIPTION

PRICE: \$543,490

Iowa Land Company is pleased to present the Bortz Family farm sale in Greene County, Iowa. The farm consists of 63.94 +/- acres, located 4 miles northwest of Jefferson, Iowa. The farm is situated in Section 14 of Bristol 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. Investors take a look, this is an opportunity to buy a high percentage income-producing acre farm with some extra recreational benefits. While walking the farm the listing broker saw a high density of pheasant population. The farm has 35.26 +/- acres considered cropland acres. The cropland is Classified as NHFL farmland. The current cropland acres have a 82.4 CSR2 weighted average across the cropland acres. The current cropland and CRP acres have a 70.3 CSR2. The CRP acres total 24.10 acres. The total cropland and CRP acres are 59.36 acres. This farm offers nearly flat farmland acres and productive soils for productive harvest in the years to come! The farm is located on a hard pavement road. Call Land Broker Matt Skinner at 515-443-5004 or Land Broker/ Auctioneer Luke Skinner at 515-468-3610 for more information on this Greene County Land For Sale.



MATT SKINNER | LAND BROKER
Matt@IowaLandCompany.com
515-443-5004



Fort Dodge Office
805 N Main St.
Carroll, IA 51401



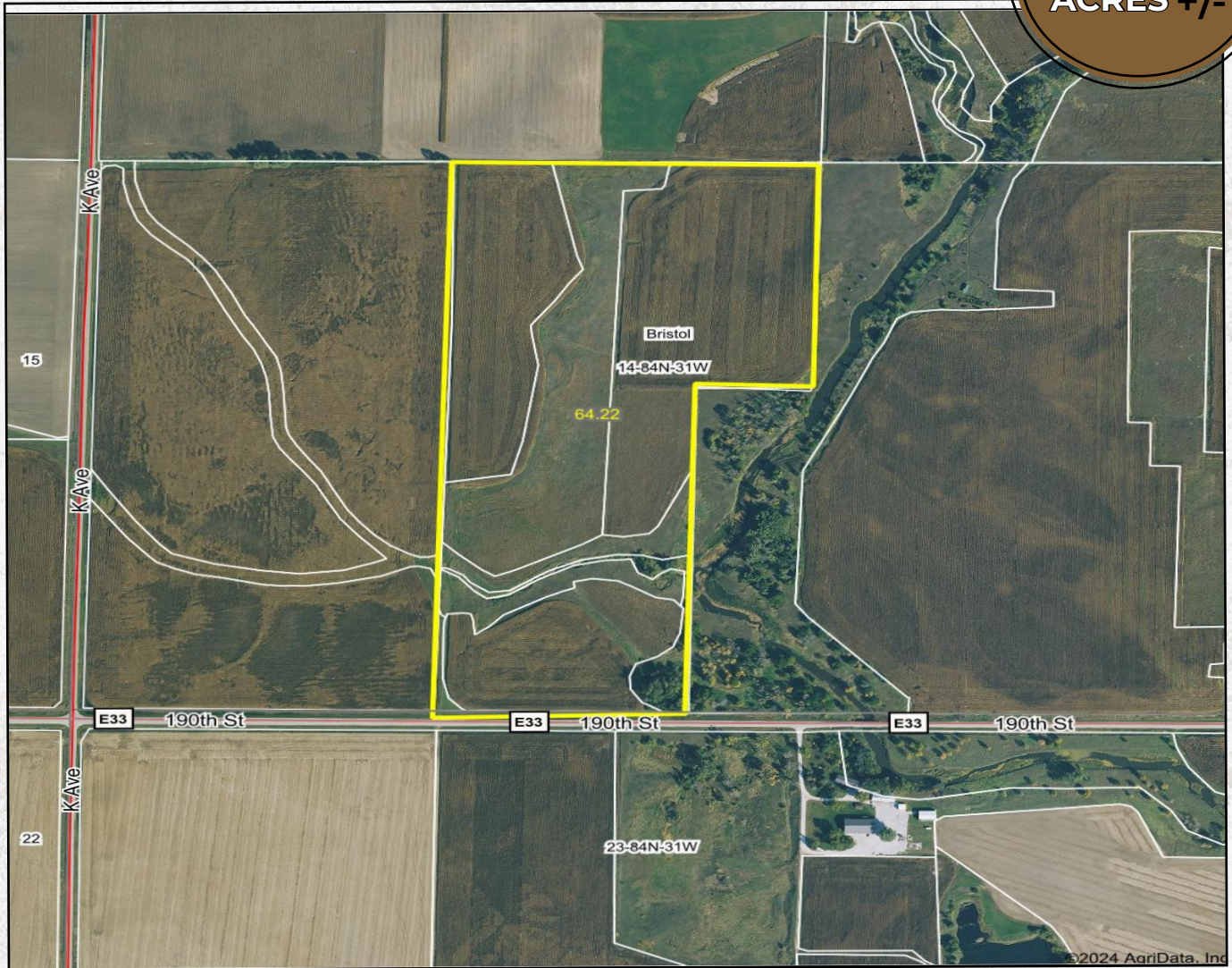
LUKE SKINNER | LAND BROKER
Luke@IowaLandCompany.com
515-468-3610



AERIAL PHOTO

Greene County

63.94
ACRES +/-



FARM SPECIFICATIONS:

Asking Price:

\$543,490 or \$8,500 Per Acre

Location:

From Jefferson, Iowa, travel north on HWY 4. 3 miles, turn left and go west on 190th st 3.5 Miles . For sale signs are located on the property (North side of 190th St.).

Legal Description:

63.94 +/- acres located in Greene County, Iowa; Bristol Township, Section 14. The exact legal will come from the abstract.

Tax Information:

\$2,178 +/- annually estimated from the Greene county assessor



PROPERTY PHOTOS

Greene County

63.94
ACRES +/-



MATT SKINNER | LAND BROKER
515-443-5004

Branded in Land

LUKE SKINNER | LAND BROKER
515-468-3610






ABOUT US

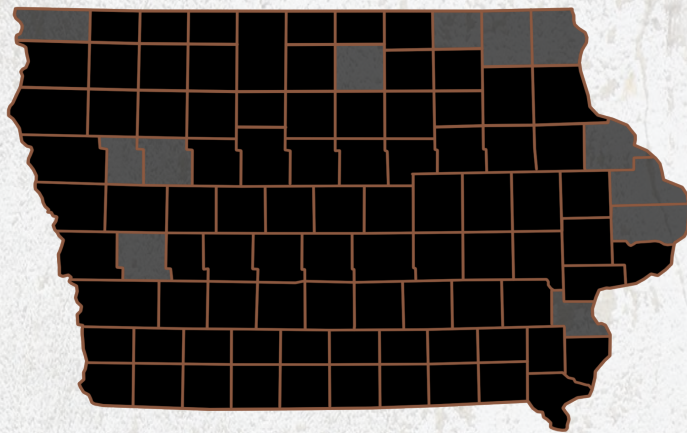
We are Iowa Land Company

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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