

Farmland Investment Property – 45 Acres M/L Subject to Survey in Fremont Co. Iowa

Location: Approx. ½ mile south of the Hamburg I-29 interchange. 45 Ac. m/l (subject to survey & parcel split) on the west side of I-29. Easement access off Main St.

Description: Missouri River bottom CRP & recreation farm containing 45 Ac. m/l subject to survey.

List Price: \$6,950/Ac. or \$312,750 **Terms:** Cash

Legal: Part of the NE1/3SW1/4 & Part of the NW1/4SE1/4 lying west of I-29 in Section 28 T67N R42W Washington Township Fremont Co. IA.

CRP Contract: 41.92 acres x \$329.03/Ac. = \$13,793 annual payment. Contract #11052 expires on 9/30/2024.

RE Taxes: 2020-21 Net taxes are estimated (subject to survey & parcel split) at \$32/Ac. & drainage taxes at \$7/Ac.

FSA Data: FSA Farm #1314, tract #1793, 41.92 crop acres in CRP.

Corn Suitability Rating: CSR2 80.1 & CSR 72.1 **Soil Types:** Salix silty Clay loam, Keg silt loam, Solomon Clay & McPaul silt loam. Slopes 0-2%.

Possession: Buyer will receive possession at closing, subject to the assumption of the CRP contract. The CRP payment will be pro-rated to date of closing.

Agency Disclosure: Midwest Ag Services, Inc. Kelly Summy, Broker is agent for and represents the seller.

Disclaimer: All information contained in the brochure and all related materials are subject to the terms and conditions outlined in the agreement to purchase. The property is being sold on an AS IS, WHERE IS basis, and no warranty or representation either expressed or implied concerning the property is made by the Seller or Agent. The Buyer is responsible for conducting his or her own independent inspection, investigation and due diligence concerning the property. The information contained in this brochure is believed to be accurate but is subject to verification by all parties relying on it. No liability for its accuracy, errors or omissions is assumed by the Seller or Agent.

Seller: Howard & Lillian Colon Trust

Kelly Summy, Broker
Cell: 402-670-0878

Evan Summy, Broker Assoc.
Cell: 402-618-1326

Midwest Ag Services, Inc.
245 W. Broadway, Council Bluffs, IA 51503

www.MidwestAgServices.com