

80 Ac Farmland for Sale Walnut IA

80 Acres M/L – Layton Township Pott. Co. IA

List Price: \$7,725 per Acre or \$618,000

Directions from Walnut: Go South on Hwy M47 for 2 Miles then Go West on Sycamore Rd 1.5 Miles then Go South ½ Mile on 490th St. The Farm is on the East side of 490th St.

Legal: The N1/2SW1/4 of Section 29, Township 77 North, Range 38 West of the 5th P.M. Pott Co., Iowa.

Description: Terraced Upland Row Crop Farm in an Excellent State of Productivity.

Cropland: 76.29 Crop Acres or 95.36% Tillable.

Soils: Estimated CSR2 = 70.5. Soil Types Include Ackmore-Colo-Judson, Exira, Shelby-Adair, Marshall & Ida.

FSA Info: Tract Number: 6999 / Cropland: 76.29 Acres / Enrolled in ARC-Co Farm Program

Base & Yield: Corn Base = 64.9 / Bean Base = 9.8 / Corn PLC Yield = 158 bu / Bean PLC Yield: 46 bu

Taxes: \$2,496 per Year

Terms: The Farm is being Sold Subject to a 1031 Exchange. Buyer to Reimburse Seller for Anhydrous & N-Serve Applied in the Amount of \$6,127.55.

Possession: Buyer gets Possession to Farm in 2016 or Seller will Lease Back from Investor at \$275 per acre.

Closing: 30 days after acceptance of offer.

Midwest Ag Services, Inc.

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Disclaimer: The information in this brochure was gathered from various sources deemed reliable, but can't be guaranteed by Midwest Ag Services, Inc. All data should be verified for accuracy by interested parties.

For Listing Details Visit: www.MidwestAgServices.com