

120 Ac Farmland for Sale Treynor IA

120 Taxable Acres M/L – Hardin Township Pottawattamie Co. IA

List Price: \$744,000

Directions to Farm: Go East on Hwy 92 towards the City of Treynor. Head North on 260th St. for ½ Mile & Turn West on Greenview Rd. for ¼ Mile. Turn North on 258th St. for ½ Mile & Continue Northwest on Cottonwood Rd. ½ Mile. The Farm is Located on the South Side of Cottonwood Rd. Approx. ½ Mile West of 248th St.

Legal Description: The SE1/4SE1/4 of Section 31 & The W1/2SW1/4 of Section 32, Township 75 North, Range 42 West of the 5th P.M. Pottawattamie Co. Iowa.

Cropland: 115.64 Crop Acres.

Soils Info: CSR2 = 58.8. CSR = 53.6. Soil Types Include Ida, Napier, & Monona with Slopes Ranging from 0-20%.

FSA Info: Enrolled in ARC County Farm Program. Farm #1392 Tract #697. Corn Base = 63.7 & PLC Yield = 139. Bean Base = 41.4 & Bean PLC Yield = 40.

2016-17 Taxes: \$3,140 per Year.

Terms: Cash.

Possession: Subject to Lease which Expires March 1, 2017.

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.

OWNER: THE HAROLD & EDITH GRONSTAL TRUST

For Listing Details Visit: www.MidwestAgServices.com