

# 248 Ac Farmland for Sale Treynor IA

248 Taxable Acres M/L – Keg Creek Township Pottawattamie Co. IA

**List Price:** \$2,144,000

**Directions to Farm:** Go East on Hwy 92 towards the City of Treynor. Head North on 275<sup>th</sup> St. for 1 Mile & Turn West on Cottonwood Rd. for 1/2 Mile. The Farm is Located on the South Side of Cottonwood Rd.

**Legal Description:** The N1/2 of Section 4 Except 12 Acre Building Site M/L, Township 74 North, Range 42 West Except that Part of the E1/2NE1/4 lying East of Keg Creek Ditch & Easement.

**Cropland:** Estimated 210.5 Crop Acres & 25 Acres of Pasture.

**Soils Info:** CSR2 = 74.5. CSR = 65. Soil Types Include Napier, Monona, Ackmore, Ida, Nodaway, & Udorthents with Slopes Ranging from 0-20%.

**FSA Info:** Enrolled in ARC County Farm Program. Farm #1392 Tract #620. Corn Base = 130.2 & PLC Yield = 139. Bean Base = 84.7 & Bean PLC Yield = 40.

**2016-17 Taxes:** Estimated \$7,965 per Year.

**Terms:** Cash.

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

**Closing:** 30 Days After Acceptance of Offer.

**Midwest Ag Services, Inc.**

(712)-323-5353

**Kelly Summy, Broker**

(402)-670-0878

**Evan Summy, Agent**

(402)-618-1326

**Jim Johnston, Agent**

(712)- 420-1225



**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](http://www.MidwestAgServices.com)**