

# 157.6 Ac Farmland for Sale Underwood IA

157.6 Taxable Acres M/L – Neola Township Pott. Co. IA

**List Price:** \$6,300 Per Acre x 157.6 Taxable Acres = \$992,880.

**Directions to Farm:** 1 mile south of Neola on Hwy 191, turn west ¾ mile on Sumac Rd, farm lies on the south side of Sumac Rd.

**Legal Description:** NW1/4SE1/4 & W1/2NE1/4 & NE1/4NW1/4 all in Section 34, Township 77 Range 42 subject to public roads as now established, Pottawattamie County, Iowa containing 157.6 taxable acre m/l.

**FSA Cropland:** 140.38 Crop Acres (includes 1.41 acres in terraces).

**Soils Info:** CSR2 = 56.2. Soil Types Include Napier, Monona, Ida, Shelby & Shelby-Adair with Slopes Ranging from 2-20%.

**FSA Info:** Enrolled in ARC County Farm Program. Farm #4529 Tract #1024. Corn Base = 67.43 Acres & PLC Yield = 150 Bushel. Bean Base = 58.77 Acres & Bean PLC Yield = 41 Bushel.

**2016-17 Taxes:** \$3,550 per year. \$1,775 payable 9/30/16 & 3/30/17.

**Terms:** Cash.

**Possession:** Subject to 2017 Cash Rent Lease.

**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: BERNICE ERICKSEN HOOGE ESTATE**

**For Listing Details Visit: [www.MidwestAgServices.com](http://www.MidwestAgServices.com)**