

296.03 Taxable Ac for Sale Monona Co. IA

List Price: \$2,320,400

282.13 Taxable Ac M/L Sec. 21 & 22 and 13.9 Taxable Ac M/L Sec. 10 in Grant Twp. Monona Co. IA

Description: Highly Productive & Well Drained Little Sioux River Bottom Cropland.

Directions from Onawa: Go North on Co. Hwy L12 for 7.2 Miles then Head East on E-16 for 2 Miles then Go South 0.8 Mile on Oak Ave. The Farm is on the West side of Oak Ave at 13586 Oak Ave. Castana IA.

Cropland: 261.2 Acres M/L

Soils: Estimated **CSR2 =78.7**. Estimated **CSR = 77**. 64.9% McPaul silt loam, 34% Rawles silt loam, 0.9% Nodaway Silt Loam & 0.1% Zook silty clay loam with slopes ranging from 0 – 5%.

FSA Info: Farm # 6536 / Tract #'s 9417 & 9537/ Cropland Acres = 264.05. Enrolled in ARC-Co. Farm Program.

Base Acres: Oat Base = 2.9 Acres / Corn Base = 106.7 Acres / Soybean Base = 86 Acres.

PLC Yields: Oat Yield = 57 / Corn Yield = 194 / Soybean Yield = 52.

Improvements: 6,480 SF Machine Shed built in 1983. Sliding Doors on east, west & south side. Overhead door located on south side. East ½ has cement floor & west ½ has gravel/dirt floor. 1,728 SF Barn & 1,920 SF Pole shed.

Taxes: RE Taxes Paid in 2015-16 = \$10,200 / 2016-17 Drainage Taxes = \$7,099.

Terms: Cash at closing.

Possession: Cropland & buildings are leased for 2016 crop year. Call for Details.

Closing: 30 days after acceptance of offer.

Midwest Ag Services, Inc.

(712)-323-5353

Kelly Summy, Broker

(402)-670-0878

Evan Summy, Salesperson

(402)-618-1326

James Johnston, Salesperson

(712)-420-1225



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For Listing Details Visit: www.MidwestAgServices.com