

# 322.89 Ac Farmland for Sale Red Oak IA

## Tract #1: 75.5 Ac M/L

**List Price:** \$6,250 Per Acre.

**Abbreviated Legal:** Section 34 of Red Oak Township All in Mont. Co. IA.

**Cropland:** Estimated 57.31 Crop Acres. Estimate Average CSR2 = 72.2.

**Soils:** Ackmore-Colo-Judson, Exira, Marshall, Shelby & Shelby-Adair with Slopes Ranging from 2 – 18%.

**Improvements:** Pole Shed.

**2018-19 Taxes:** \$2,164 Per Year.

## Tract #2: 247.39 Ac M/L

**List Price:** \$6,250 Per Acre.

**Abbreviated Legal:** Section 33 & 34 of Red Oak Township & Section 3 of Grant Township all in Mont. Co. IA

**Cropland:** Estimated 213.59 Cropland Acres. Estimated Average CSR2 = 70.8.

**Soils:** Ackmore-Colo-Judson, Exira, Marshall, Shelby & Shelby-Adair with Slopes Ranging from 2 – 18%.

**CRP:** 5.6 Acres Enrolled in CRP Riparian Buffer Strip Located Along Creek.

**Improvements:** 1,789 SF 2-Story Dwelling located at 1890 215<sup>th</sup> St. 10,000 bu Grain Bin, Barn, & Crib.

**2018-19 Taxes:** \$7,780 Per Year.

**Terms:** Cash. 10% Earnest Deposit on Acceptance of Purchase Offer.

**Possession:** Full Possession to Farm for the 2019 Crop year.

**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.

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