

# 322.89 Ac Farmland for Sale Red Oak IA

## Tract #1: 75.5 Ac M/L

**List Price:** \$5,950 Per Acre or \$449,225

**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:** \$5,950 Per Acre or \$1,471,970

**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:** 5.64 Acres Enrolled in CRP x \$238.80 per Acre = \$1,347 per Year. Expires 9/30/20.

**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:** Subject to 2019 Cash Rent Lease with Kyle Olson. Cash Rent \$195 per crop acre.

**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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