

FARM FOR SALE

282 Ac Farmland for Sale Near Red Oak, IA

Red Oak & Grant Township Montgomery Co., IA

LIST PRICE: \$1,650,000 OR \$5,850 PER ACRE

LOCATION: Southeast of Red Oak Iowa on 215th St.

LEGAL DESCRIPTION: E1/2NE1/4SE1/4 Section 33 & Part of Section 34 of Red Oak Township & Part of Section 3 of Grant Township all in Montgomery Co. IA.

CROPLAND: Estimated 251.6 crop acres.
Average CSR2 = 70.9.

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 or \$1,347 per year. Expires 9/30/20.

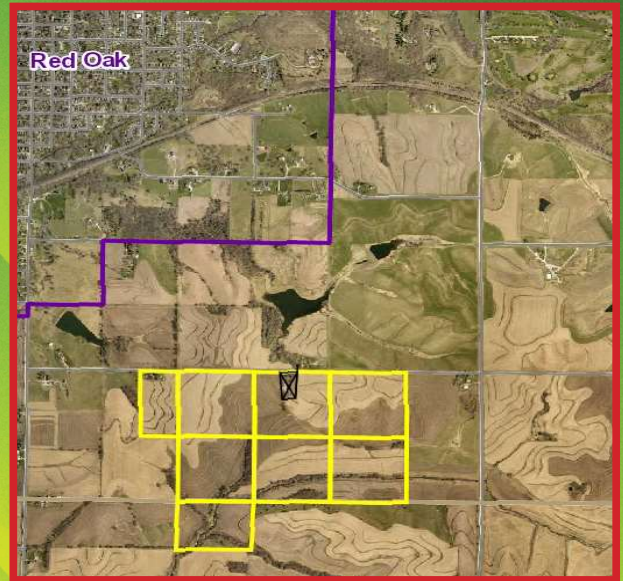
IMPROVEMENTS 1,789 SF 2-Story Dwelling located at 1890 215th St. 10,000 bu. Grain Bin, Barn, & Crib.

2019-20 TAXES: Estimated subject to parcel split at \$9,900 per year.

TERMS: Cash. 5% Earnest Deposit on Acceptance of Purchase Offer.

POSSESSION: Cropland subject to 2019 which expires on March 1, 2020. Possession of house is negotiable. Seller will lease back house at \$500/mo. for six months.

CLOSING DATE: 30 Days After Acceptance of Offer.



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Disclaimer: The information in this brochure was gathered from various sources deemed reliable, but can't guaranteed by Midwest Ag Services, Inc. All data should be verified for accuracy by interested parties.

For More Details Visit: www.MidwestAgServices.com