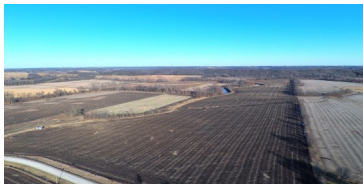
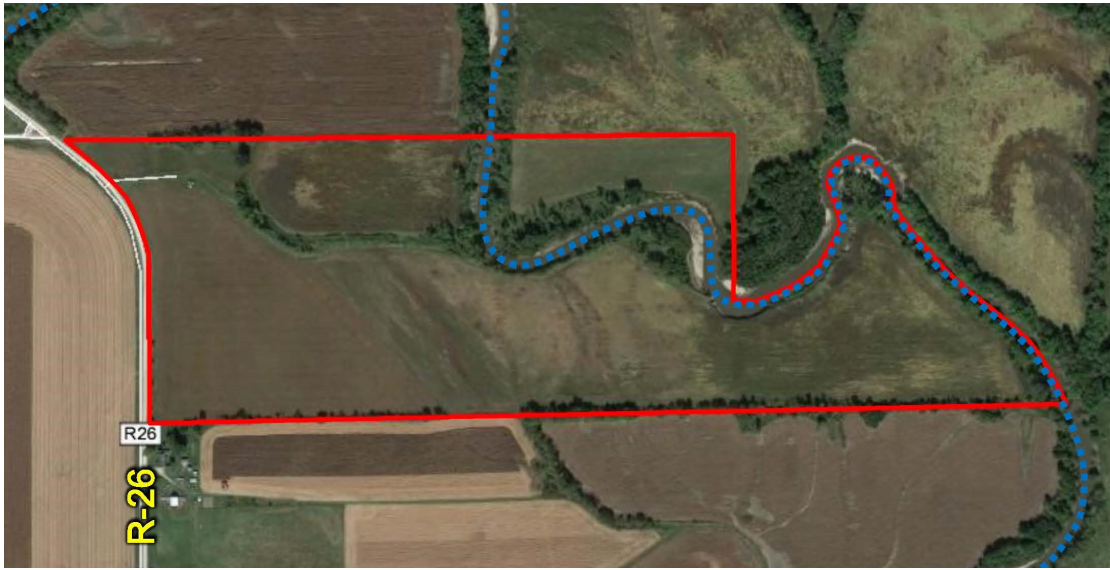


LAND FOR SALE



112 ACRES M/L DECATUR COUNTY, IOWA



LISTING #13788

PRICE: \$750,400 (\$6,700/Acre)

DESCRIPTION: Offering 112 acres m/l of high quality Decatur County farmland. Highly tillable land including 86.96 acres currently in row crop production carrying a CSR of 73.1 (CSR2 67.1). This farm also offers plenty of recreation adjoining Grand River and adjacent to a large block of timber. Located in section 6 of Decatur Township, southeast of Grand River.

DIRECTIONS: From Interstate 35: Take exit 18 west toward Grand River. Follow J20 west for 4.5 miles. Take R26 south one mile. The Farm is on the east side of R26.

TAXES: \$2020 Annually

FARM PROGRAM INFORMATION:

FSA Cropland - 86.96 acres
Corn - 75.2 acres with a PLC Yield of 110
Beans - 11.76 acres with a PLC Yield of 34

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