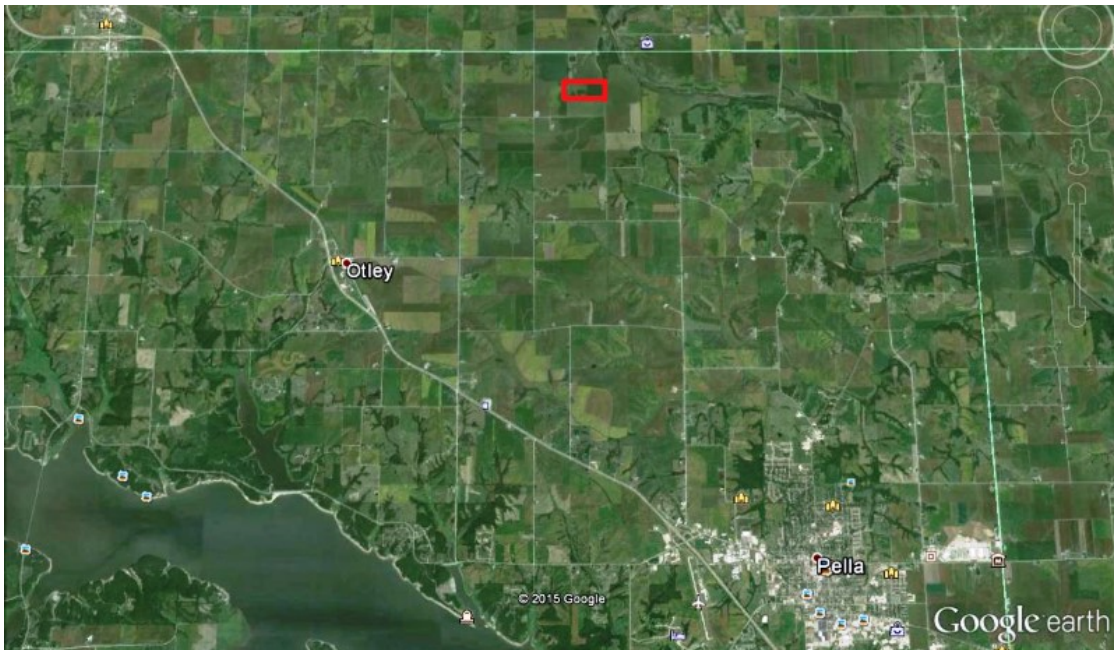


LAND FOR SALE



80 ACRES M/L MARION COUNTY, IOWA



LISTING #12327

PRICE: \$576,000 (\$7,200/Acre)

DESCRIPTION: This is an 80 acre parcel with a 73 acres tillable. CSR 2 is a 73.7 with Zook, Bremer and Nevin as the primary soil types. This Skunk River bottom farm has all the work done. The dike has had all the repairs done. The pumping system has been rebuilt in the last five years. The canal crossing has been redone and widened.

DIRECTIONS: From Monroe, Take Highway 63 East to County Line Road. Take county Line road east six miles to 200th Ave. Go south on 200th Ave 1/2 Mile. The property will be on the west side of 200th.

TAXES: \$886 Annually

FARM PROGRAM INFORMATION:

78.7 acres Farmland

73.08 acres of crop land

Corn: 46.8 base acres with a 105 yield.

Bean: 26.3 base acres with a 34 yield.

DARAN BECKER

C: 515.979.3498

O: 515.222.1347

Daran@PeoplesCompany.com

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