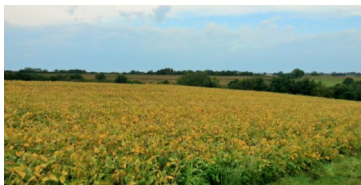
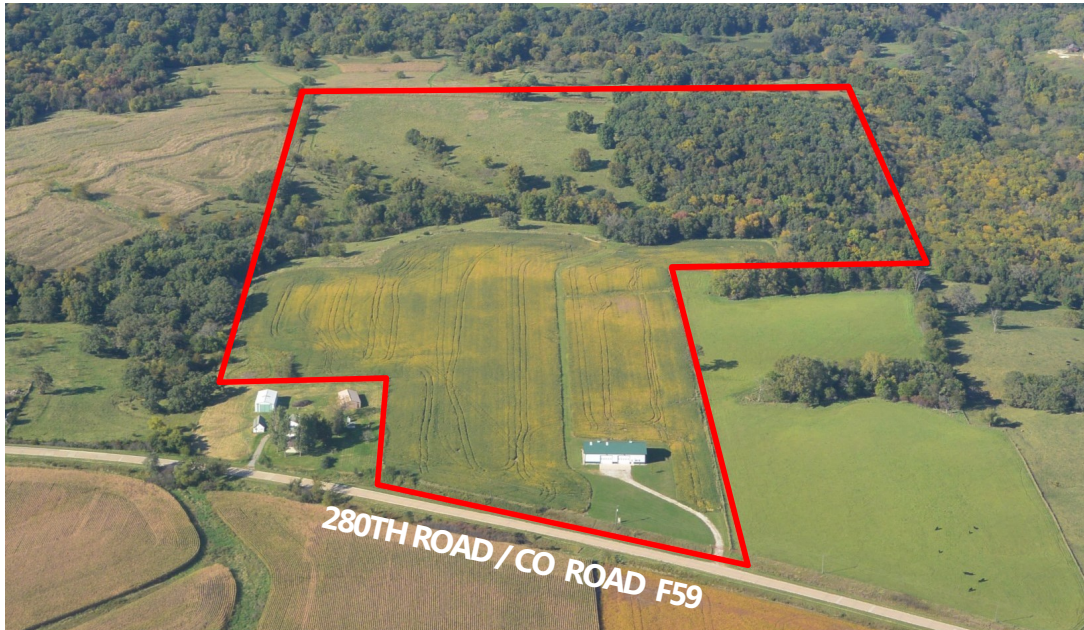


LAND FOR SALE



57 ACRES M/L GUTHRIE COUNTY, IOWA



LISTING # 12120

PRICE: \$339,150 (\$5,950 / Acre)

DESCRIPTION: Very well maintained Guthrie County combination farm with newer Morton Building. 57 acres m/l with 20 tillable acres and the balance in hardwood timber and prairie. Tillable acres carry a CSR of 55.1 (CSR2 66) and planted to beans for 2014 crop year. Property contains water by creek through property, wooded cover, and food plot locations allowing for perfect wildlife habitat. Morton building was built in 2009 and measures 48 ft. x 90 ft. Features include concrete floors throughout, insulated and climate controlled via propane co Ray Vac, Xenia rural water with bathroom / septic system, electricity, large overhead doors, and further upgrades such as two cupolas and window shutters. Property located on pavement west of Redfield (280th Road) and in Section 1 of Jackson Township.

DIRECTIONS: From Stuart: Take Co Hwy P28 (Division Street) north for 7.25 miles. Turn east on Co Hwy F59 / 280th Road and travel 4 miles. Property will be on north side of road. Look for 3537 280th Road.

*More convenient directions through Redfield but currently unavailable due to road construction. Expected to be completed end of 2014.

TAXES: \$848 Annually

SCHOOL DISTRICT: West Central Valley

MATT ADAMS
Cell: 515.423.9235
Matt@PeoplesCompany.com

STEVE BRUERE
Cell: 515.240.7500
Steve@PeoplesCompany.com

© 2014 Peoples Company We obtained this information from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.