

177 Acres M/L Warren County, Iowa



Price: \$1,200,000
\$6,779 / Acre

Description: 177 acres m/l west of Liberty Center for sale. This farm offers 146 FSA tillable acres carrying a weighted average CSR of 78.8. There is currently 110 acres being farmed and two CRP contracts, 15.8 acres paying 301.35 an acre and \$4,761 annually. This contract expires in 2020. The second contract has 20 acres paying 219.89 an acre and \$4,398 annually. This contract expires 2019. This farm lies on the west side of Otter Creek. This farm offers premier deer and Turkey as Otter Creek is the main travel corridor between two large tracts of timber.

Farm Program Information:

146.29 Acres of Cropland Corn: 59.2 base acres with a DY and CC Yield of 115. Bean: 50.3 base acres with a DY and CC Yield of 34.

Legal Description: To be taken from abstract.

Directions: From Liberty Center: Travel west on Tyler St 2 miles. Tyler turns into Truman at the curve. Property is on both sides of Truman at the corner of 140th.

Taxes: \$3,740.00

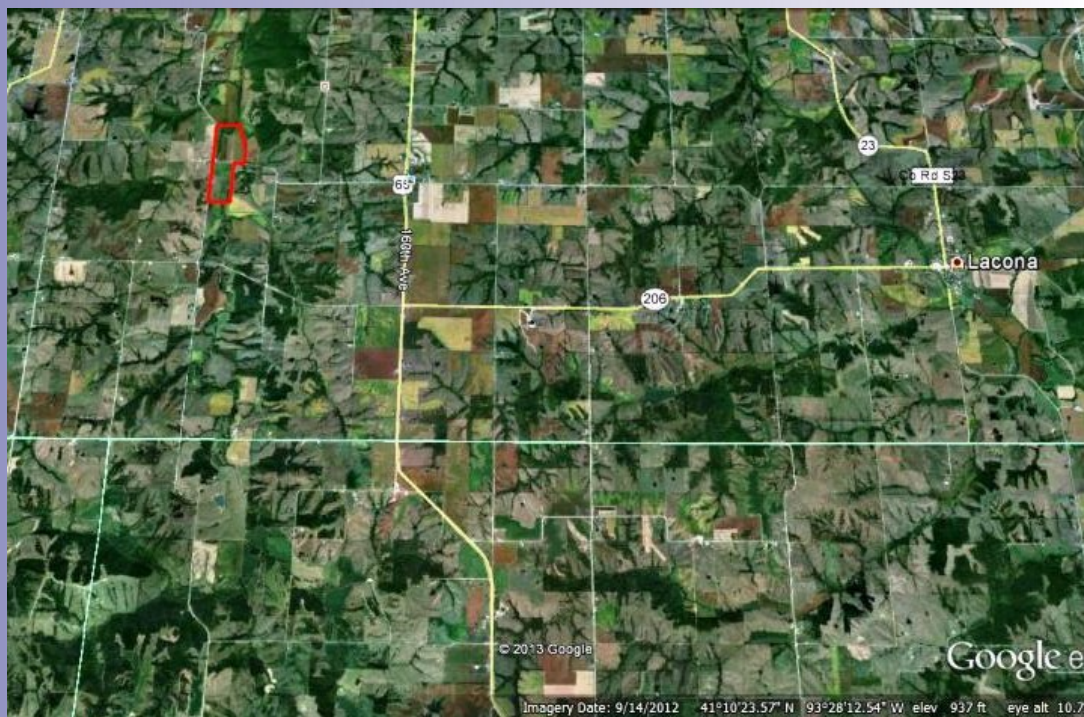
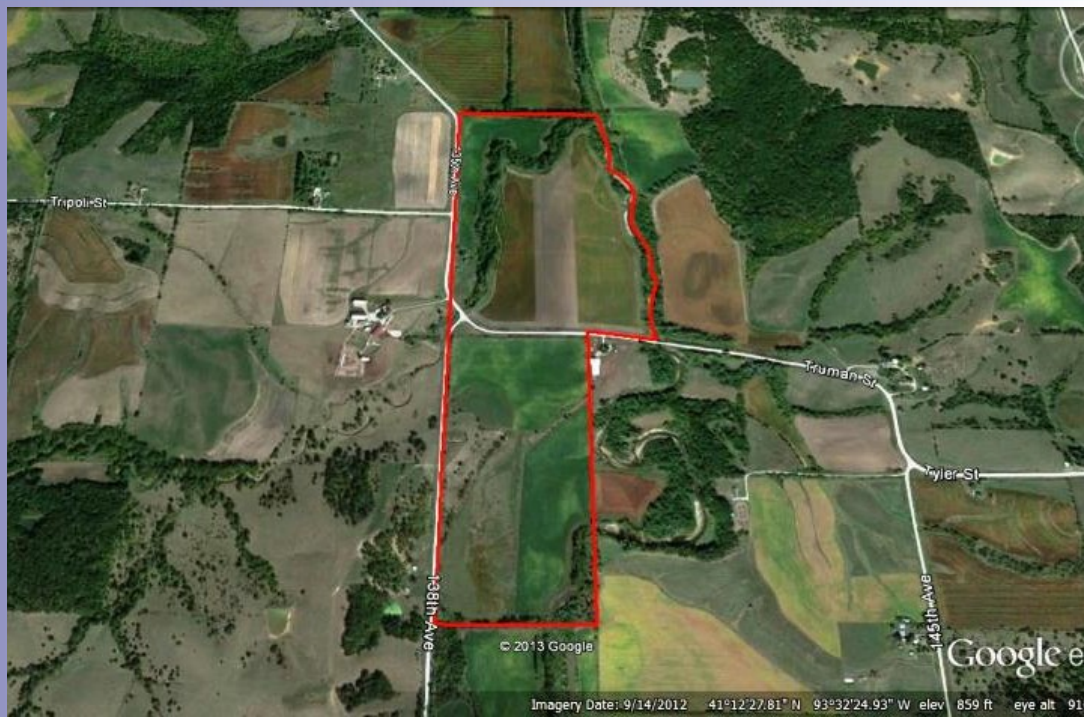
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