

Farm For Sale

78.31 Ac Farm Near Coburg in Montgomery Co. IA

TAXABLE ACRES: 78.31

LIST PRICE: \$9,750 per acre x 78.31 taxable acres m/l
or approx. \$763,525

LOCATION: Approx. 1.5 Miles West of Coburg Iowa
on the South Side of Co. Hwy 54.

DESCRIPTION: High Quality Well Terraced Tillable
Cropland on Paved Road with 77.6 CSR2!

BRIEF LEGAL DESCRIPTION: The NW1/4NE1/4 &
SW1/4NE1/4 of Section 34, Township 71N, Range 39W
All in Montgomery. Co. Iowa.

CROPLAND: 75.84 FSA Cropland Acres.

CSR2: 77.6 Per Surety Mapping Software.

SOILS: Soil Types Include Marshall, Exira, Ackmore
& Judson with Slopes Ranging from 2-14%.

FSA INFO: Farm #1379 Tract #339. 75.84 FSA Farmland
Acres. 75.84 FSA DCP Cropland Acres. Corn Base Acres
= 30.90 & Corn PLC Yield = 160. Oats Base Acres = .70
& Oat PLC Yield = 49.

IMPROVEMENTS: None.

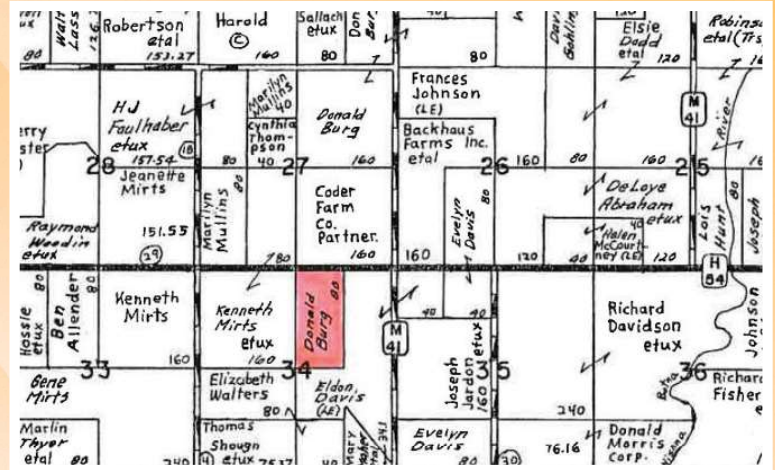
RE TAXES: \$2,792 Per Year.

SALE TERMS: 10% Earnest Deposit upon acceptance
of offer with the balance paid in cash at Closing.

POSSESSION: At closing subject to 2022 lease which
expires on February 28, 2023. Buyer will receive 100%
of 2022 Cash Rent. Lease terms available upon request.

CLOSING: 30 days from acceptance of offer.

SELLERS: Joshua W. Burg & Jacob A. Burg.



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Disclaimer: The information in this brochure was gathered from various
sources deemed reliable, but it can't be guaranteed by Midwest Ag Services, Inc.

All data should be verified for accuracy by interested parties.

For More Details Visit: www.MidwestAgServices.com