

Farm For Sale

120.92 Ac Farm Near Henderson in Mills Co. IA

TAXABLE ACRES: 120.92

LIST PRICE: **Reduced!** \$9,000 per acre x 120.92 taxable acres m/l or \$1,088,280.

LOCATION: Approx. 5 Miles west of Henderson, Iowa on Brothers Ave. & 1 mile south on the east side of 350th St.

DESCRIPTION: Well Terraced Tillable Cropland with a 69.2 CSR2.

BRIEF LEGAL DESCRIPTION: Part of the NW1/4 of Section 13, (Anderson Township) T 73N, R41W All in Mills. Co. IA.

CROPLAND: 113.10 FSA Cropland Acres. 2021 FSA certification 51.13 acres beans, 51.48 acres corn, 5.14 acres grass headlands & waterways & 6.48 acres in terraces.

CSR2: Estimated 69.2 Per Surety Mapping Software.

SOILS: Soil Types Include Exira, Colo-Judson, Marshall & Shelby with Slopes Ranging from 0-14%.

FSA INFO: Farm #4988 & Tract #9108. 119.63 FSA Farmland Acres. 113.1 FSA DCP Cropland Acres. Corn Base Acres = 57.57 & Corn PLC Yield = 142. Soybean Base Acres = 50.72 & Bean PLC Yield = 41

IMPROVEMENTS: None. **RE TAXES:** \$3,510 Per Year.

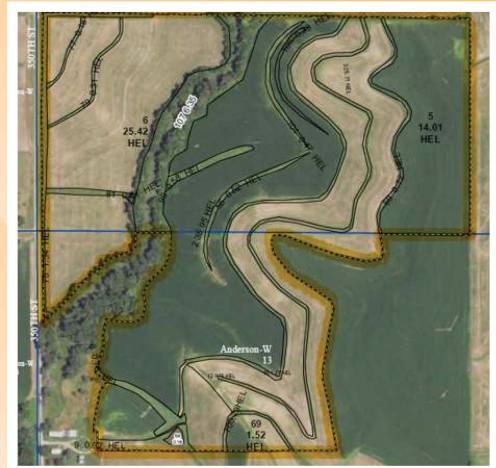
COMMENTS: Recorded easement access to field east of ditch. There is an Inactive well. All farm gates owned by Tenant.

SALE TERMS: 10% Earnest Deposit upon acceptance of offer with the balance paid in cash at Closing. Buyer must agree to cooperate with sellers 1031 tax exchange

POSSESSION: At closing subject to 2021 lease which expires on February 28, 2022. Farm has not been leased for the 2022 crop year.

CLOSING: 30 days from acceptance of offer.

SELLER: Susan E. Shirley.



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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