

For Sale: 78.5 Taxable Acres, ML Near Creston, Union Co., Iowa





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Asking Price: \$925,000.00 Town: Creston State: IA Taxes: \$3,190 Annually (Union Co. Treasurer) Terms: Cash, Payable Upon Closing Land Use: FSA reports 46.71 effective tillable acres, m/l, and an estimated 16.3 acres, m/l, could be converted to crop for estimated 63 potential tillable acres. (Union Co. FSA/Surety) Possession: Upon Closing FSA Description: Corn Base – 22.55, PLC Yield 115; Soybean Base 22.55, PLC Yield 40 (FSA) **CSR Description:** CSR2 – 72.3 (Surety Maps) Dwelling: 3 Bedroom, 1 bath, 1,248 sq. ft. w/ walkout basement and 3 car detached garage, built 1977 (Union Co. Assessor) **Outbuildings:** Wooden Framed Shed (Union Co. Assessor) **Comments:** Preferred Properties of Iowa, Inc., is proud to present the Stevens Farm & Home property near Creston, Iowa. This fantastic property features extremely strong soils on a great highway location not far from Creston, Iowa. There are some acres currently being utilized as pasture, as well as hay, in addition to the strong crop ground but this farm property is an excellent candidate to convert to row crop to take advantage of the excellent soil types this farm has to offer! With some cleanup, this farm has the characteristics to be an excellent producer! In addition, this property also showcases a lovely ranch home, with 2 car detached garage, that has been extremely wellmaintained in a gorgeous country setting. The Sellers are flexible about the potential of splitting the house from the farmland with acres that might suit a new buyer, so definitely take a look if you're in the market for a lovely home in a country acreage surroundings. This farm has the potential to be in extremely high demand -- contact PPI today to learn more about this excellent opportunity for anyone looking for an extremely well-located farm with high end soils, or someone looking for a great country home or even someone who is looking for both! Contact PPI today!



PPI, Inc. Office Location: 500 W. Temple St Lenox, IA 50851 Dan Zech, Broker/Owner

Brennan Kester, Broker Assoc./Owner Mark Pearson, Agent/Owner





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Stevens Farm – Union Co. 78.5 Taxable Acres, ML Soils Data

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