

IOWA FARM FOR SALE

80 +/- ACRES FARMLAND POTT. CO. IOWA

DESCRIPTION: Nice 80-Acre Highly Tillable Upland Crop Farm! Located in a Strong Agricultural Production Area with Close Proximity to Grain Elevators & Ethanol Plants. Don't Miss Your Opportunity to Add this Farm to Your Operation or Investment Portfolio!

ASKING PRICE: \$10,000 Per Acre or \$800,000

LOCATION: 3 Mile North & 2 Miles East of Oakland Iowa.

BRIEF LEGAL: SW1/4SW1/4 and SE1/4SW1/4 of Section 21, Township 76, Range 39 All in Pott. Co. Iowa.

CROPLAND: 77.07 FSA Farmland Acres. 75.16 FSA Cropland Acres.

CSR2: Estimated 68.9 Per Surety Mapping Software.

SOILS: Marshall, Ackmore-Colo-Judson, Exira & Ida with slopes ranging from 0 – 20%

RE TAXES: \$2,484 Per Year.

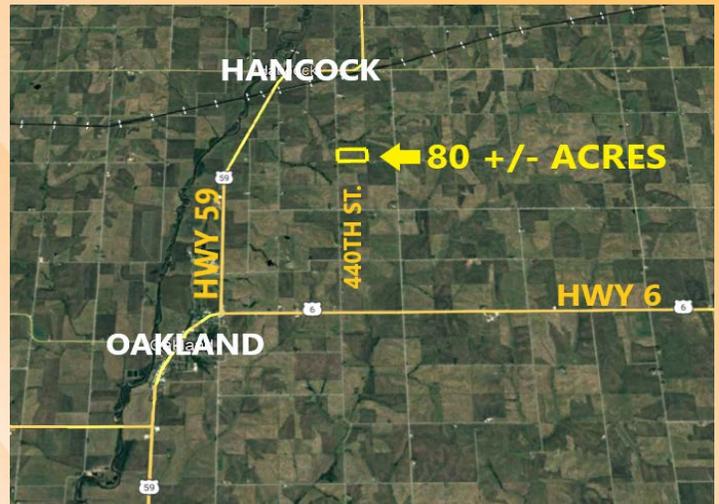
IMPROVEMENTS: None.

POSSESSION: At Closing Subject to the 2024 Farm Lease that Expires February 28, 2025.

SALE TERMS: 10% Earnest upon acceptance of offer. Balance Due at Closing.

CLOSING: On or About January 8, 2025.

SELLERS: Ravlin Sisters LLC



DRIVING DIRECTIONS

FROM OAKLAND, IOWA HEAD EAST ON HWY 6 FOR APPROX. 2 MILES, THEN NORTH ON 440TH ST. FOR 3 MILES. THE FARM IS LOCATED ON THE EAST SIDE OF 440TH & NORTH OF LOMBARDY RD. LOOK FOR SIGNS!

Midwest
Ag Services, Inc.

245 W. Broadway PO Box 845
Council Bluffs IA 51502
(712)-323-5353

Kelly Summy, Broker: 402-670-0878
Evan Summy, Assoc. Broker: 402-618-1326
Nick Gray, Salesperson: 712-789-9932

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