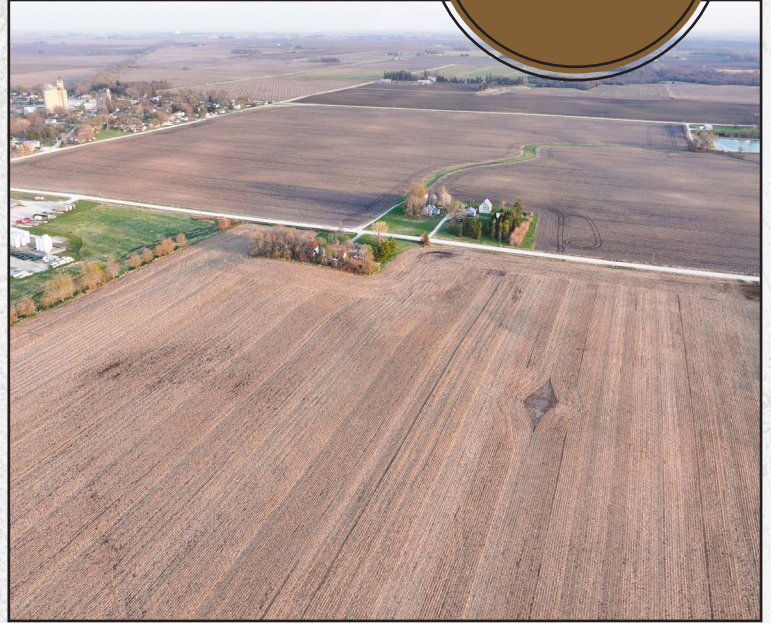




LAND FOR SALE

Dallas County

74.50
ACRES +/-



FARM DESCRIPTION

PRICE: \$953,600

Iowa Land Company is pleased to present the Ernest & Neva Revocable Living Trust farm listing in Dallas County, Iowa. The farm consists of 74.50 +/- acres, located Northwest of Minburn, Iowa, .50 miles. The farm is situated in Section 6 of Sugar Grove Township. The farm is being offered as a one-tract option. This is a great opportunity for local farmers to expand their current farming operations and give investors the ability to purchase quality farmland. The cropland is classified as HEL and NHEL farmland. The farm has an impressive 87.8 CSR2 weighted average across the entire cropland acres. The cropland has a lease in place for the 2025 cropland season. The cropland lease is a cash rent lease. This farm offers gently sloped farmland acres and productive soils for productive harvest in the years to come!

Call Land Broker Matt Skinner at 515-443-5004 or Land Broker/ Auctioneer Luke Skinner at 515-468-3610 for more information on this Dallas County Land For Sale.



MATT SKINNER | LAND BROKER
Matt@IowaLandCompany.com
515-443-5004

Urbandale Office
2540 106th St. Suite 201
Urbandale, IA 50322

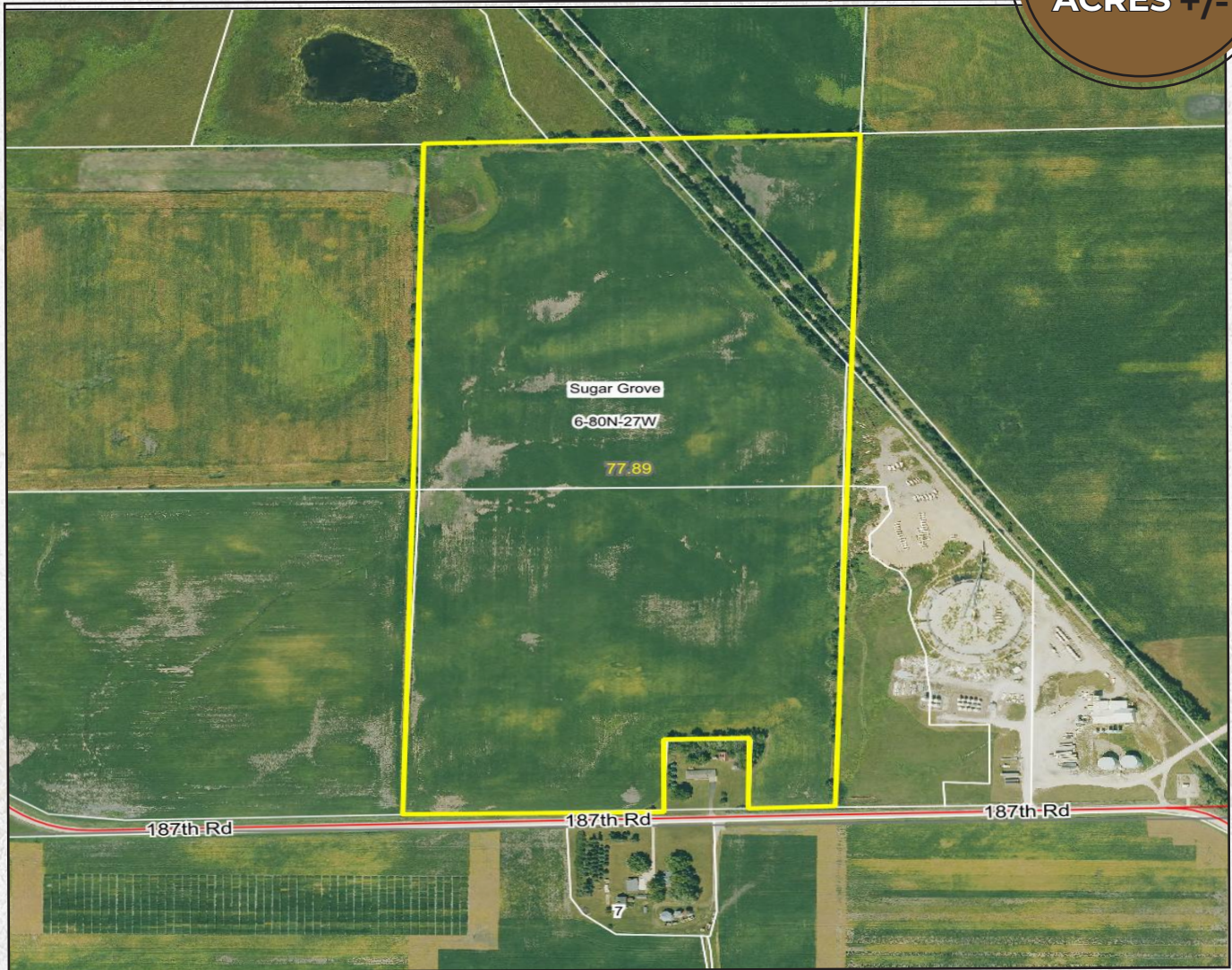
LUKE SKINNER | LAND BROKER
Luke@IowaLandCompany.com
515-468-3610



AERIAL PHOTO

Dallas County

74.50
ACRES +/-



FARM SPECIFICATIONS:

Asking Price:

\$953,600 or \$12,800/ Acre

Location:

From Minburn, Iowa, take 187th Rd. out of town to the northwest .50 miles. Signs will be along the roadway (farm is located on north side of road).

Legal Description:

74.50 +/- acres located in Dallas County, Iowa; Sugar Grove Township, Section 6. Exact legal will come from the deed.

Tax Information:

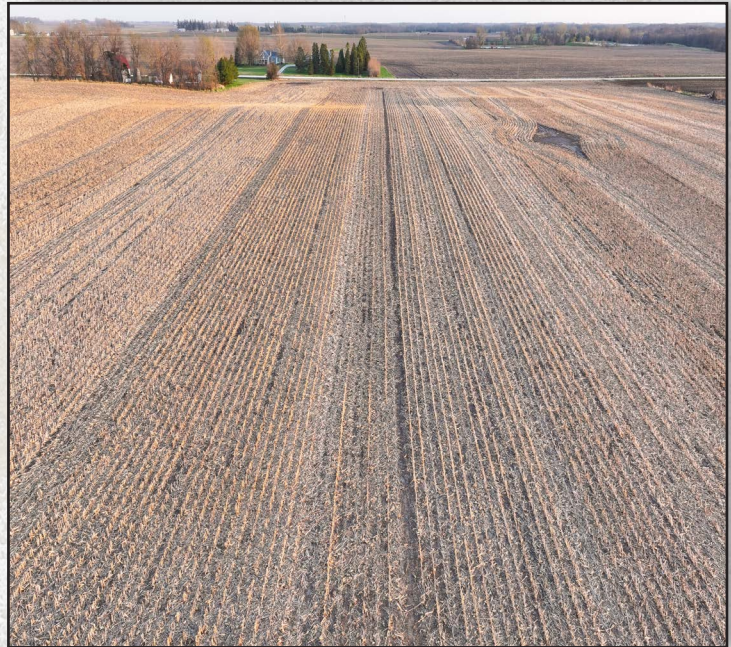
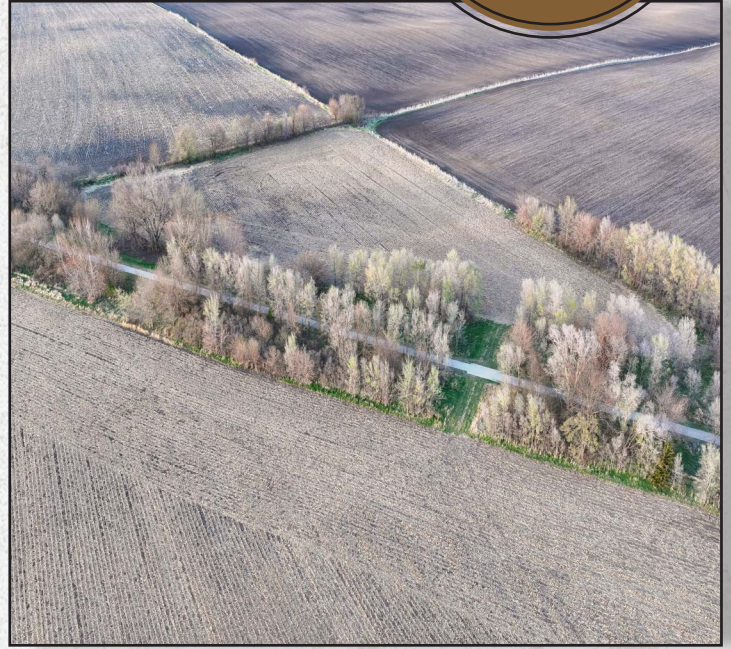
\$2,286 +/- annually estimated from the county assessor



PROPERTY PHOTOS

Dallas County

74.50
ACRES +/-



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515-443-5004

Branded in Land

LUKE SKINNER | LAND BROKER
515-468-3610



ABOUT US

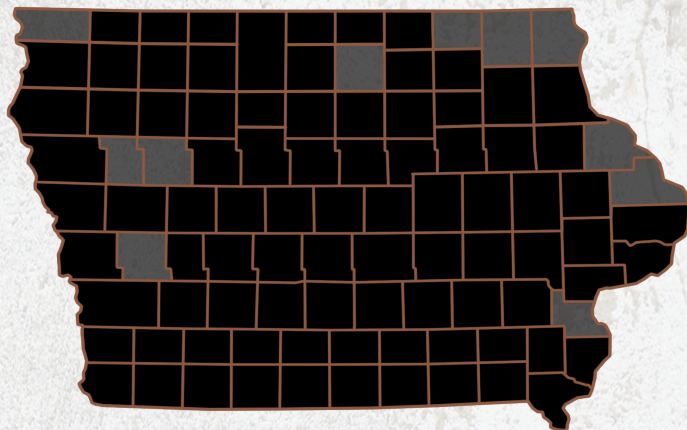
We are Iowa Land Company

A REAL ESTATE BROKERAGE GROWN ON THE BEST DIRT IN AMERICA

WHAT WE DO

At Iowa Land Company, our approach is like that of a farmer: prepare, do the hard work and when the time comes, enjoy a successful harvest. We're a farmland real estate company and helping connect buyers and sellers of Iowa land is our specialty. As a team of native Iowans, our boots only know Iowa dirt. Our team of land experts combine years of real estate experience with the latest technology and marketing innovations to give you a modern real estate service unmatched in the Hawkeye State.

-  LAND AUCTIONS
-  LAND LISTINGS
-  NATIONAL MARKETING



"IOWA IS OUR FACTORY, LAND MARKETING IS OUR CRAFT, FARMLAND TRANSACTIONS ARE OUR PRODUCT, AND THE PEOPLE ARE WHAT MAKE UP OUR BUSINESS"

-Iowa Land Company

Luke and Matt are your local Land Brokers for Iowa Land Company, a family owned business which they Co-Founded with their two brothers Cody and Nick Skinner. Our goal is to be a trusted source in the Iowa farmland market while connecting buyers and sellers of Iowa land. Over the past six years we have represented clients in over 400 land real estate transactions selling 18,000 + acres of Iowa Land. We look forward to the opportunity to work for you and your family.



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