

IOWA FARM FOR SALE

70.8 +/- ACRES FARMLAND POTT. CO. IOWA

DESCRIPTION: Well-Cared for Highly Tillable Terraced 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: \$650,000.

LOCATION: 8 Mile East of Oakland Iowa or 6 Miles West of Griswold Iowa.

BRIEF LEGAL: Part of the W1/2SE1/4 of Section 15, Township 75, Range 38 Excluding Acreage All in Pott. Co. Iowa.

CROPLAND: 66.53 FSA Cropland Acres.

CSR2: Estimated 70.9 Per Surety Mapping Software.

SOILS: Marshall, Ackmore-Colo-Judson, Exira, Shelby-Adair, Judson & Ida with slopes ranging from 0 – 14%.

CRP: 1.19 Acres @ \$293 Per Acre.

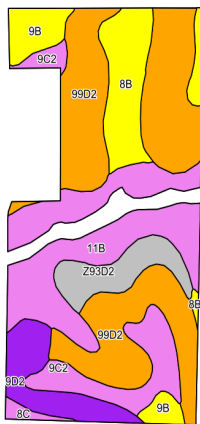
RE TAXES: \$2,544 Per Year.

POSSESSION: At Closing. Full possession to Farm or Lease in 2026.

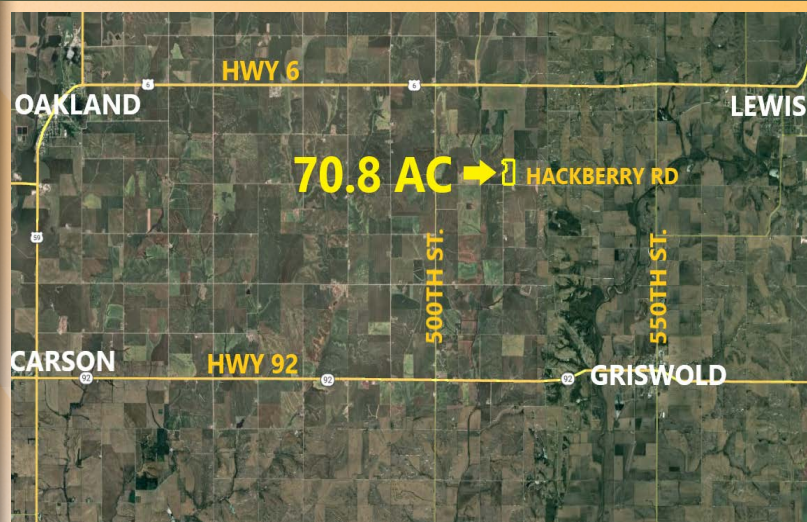
SALE TERMS: 10% Earnest upon acceptance of offer. Balance Due at Closing.

CLOSING: 30 days after acceptance of offer.

SELLER: Turner



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DRIVING DIRECTIONS

FROM OAKLAND, IA HEAD EAST FOR 8 MILES, THEN GO SOUTH ON 500TH ST. FOR 2 MILES, THEN HEAD EAST ON HACKBERRY RD. FOR 1.5 MILES. THE FARM IS LOCATED ON THE NORTH SIDE OF HACKBERRY RD. & EAST OF 515TH ST. LOOK FOR SIGNS!

Midwest
Ag Services, Inc.

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

Evan Summy, Broker: 402-618-1326

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