



LAND FOR SALE

Woodbury County

144.01
ACRES +/-



FARM DESCRIPTION

PRICE: \$1,656,115

Iowa Land Company is honored to present the HECA Family Revocable Trust farm listing in Woodbury County, Iowa. The farm consists of 144.01 +/- acres, located southwest of Cushing, Iowa 3 miles. The farm consists of 115.30 +/- acres, located northwest of Holly Springs, Iowa 2 miles. The farm is situated in Section 14 of Rock Township. The farm is being offered as a one-tract option. This is a great opportunity for local farmers to expand their current farming operation and give investors the ability to purchase quality farmland acres. The 137.42 acres of FSA cropland is classified as HEL farmland. The farm has a 57.8 CSR2 weighted average across the entire cropland acres. This farm offers rolling farmland acres with good natural drainage. This farm is ready for many productive harvests 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 Woodbury County Land For Sale.



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

Carroll Office
805 N Main Street
Carroll, IA 51401

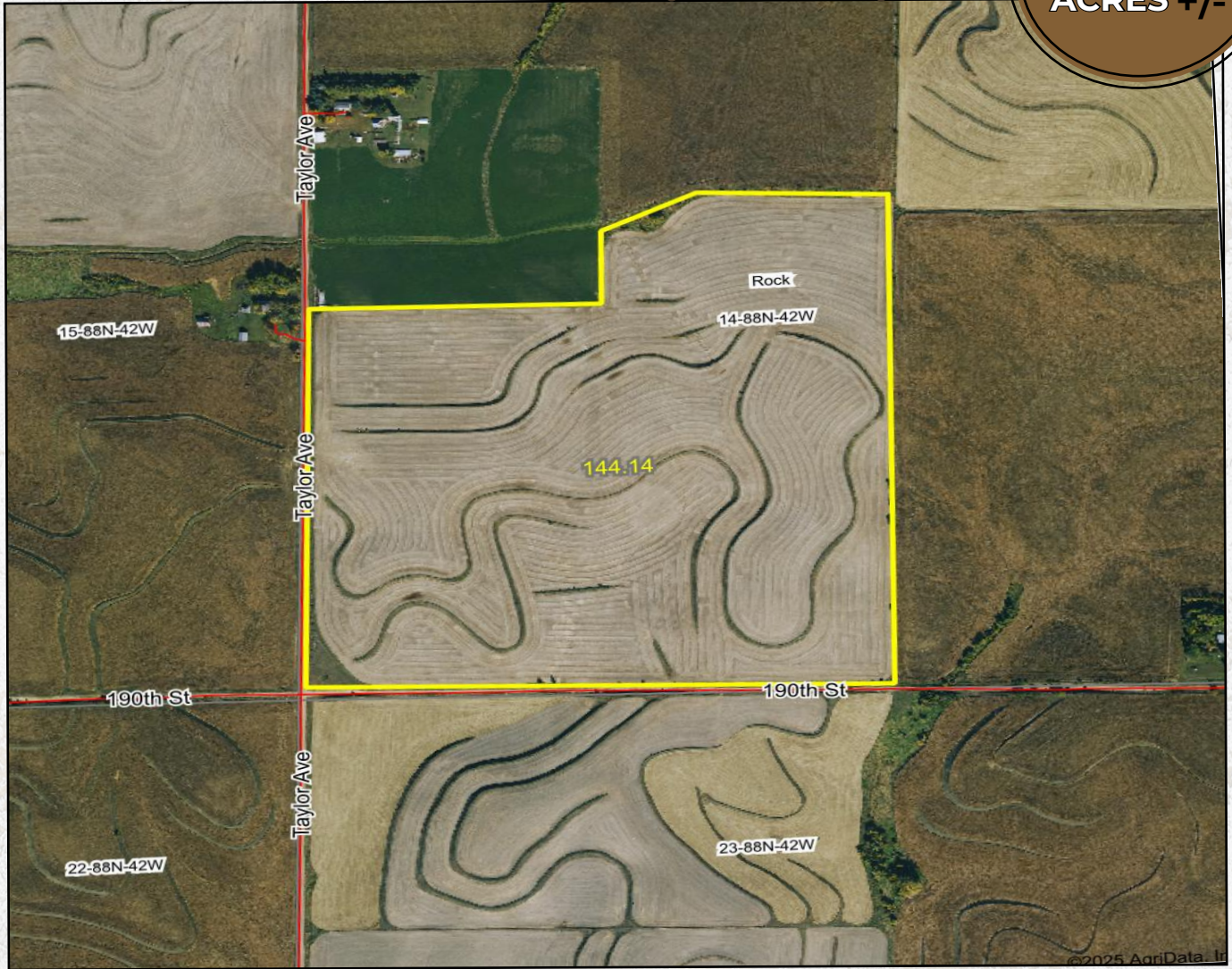
LUKE SKINNER | LAND BROKER
Luke@IowaLandCompany.com
515-468-3610



AERIAL PHOTO

Woodbury County

144.01
ACRES +/-



FARM SPECIFICATIONS:

Asking Price:

\$1,656,115 or \$11,500/ Acre

Location:

- From Cushing, Iowa
- Take 160th St. west 1.5 miles
- Take a left and go south on Taylor Ave 2.0 miles
- Farm will be on the east side of the road
- Signs will be along the roadway

Legal Description:

144.01 +/- acres located in Woodbury County, Iowa; Rock Township, Section `14. Exact legal will come from the deed.

Tax Information:

\$4,632 +/- annually estimated from the county assessor



PROPERTY PHOTOS

Woodbury County

144.01
ACRES +/-



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Branded in Land

LUKE SKINNER | LAND BROKER
515-468-3610



ABOUT US

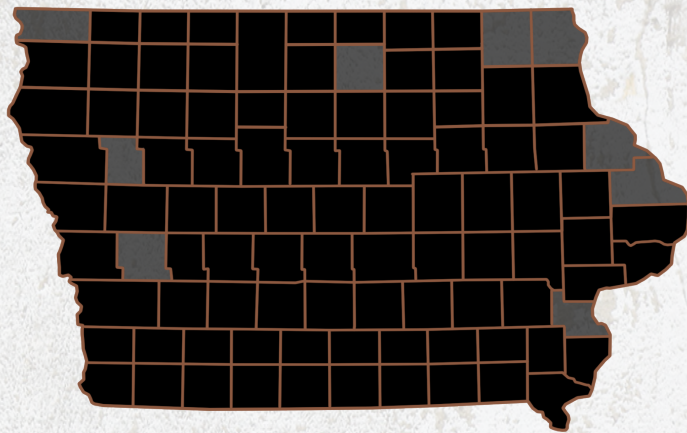
We are Iowa Land Company

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

Matt and Luke 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 eight years we have represented clients in over 650 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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