

Farm For Sale

238 +/- Ac Farmland Mills. Co. IA

DESCRIPTION: High-Quality Mo. River Bottom Farm with 86.5 CSR2!

LIST PRICE: **PRICE REDUCED!** \$8,900 per Acre X 238 +/- Net Taxable Acres or \$2,118,200

LOCATION: Approx. 1 Mile North & 1/2 Mile East of ~ Bartlett Iowa.

BRIEF LEGAL DESCRIPTION: A Part of the S. 3/4 of Section 34, Township 71N, Range 43W of the 5th PM All in Mills Co. Iowa.

CROPLAND: 232.04 FSA Cropland Acres. 120 Acres of Corn & 113.20 Acres of Beans Per 2022 Farm Certification Report.

CSR2: 86.5 Per Surety Mapping Software.

SOILS: Nearly 65% of Soils are Keg & Salix silt Loams with 97+ CSR2.

FSA INFO: Farm #669 Tract #1214. 333.78 FSA Farmland Acres. 232.04 FSA DCP Cropland Acres. Corn Base Acres = 117.40 & Corn PLC Yield = 156. Bean Base Acres = 112.60 & Bean PLC Yield = 44.

IMPROVEMENTS: None.

2021-22 RE TAXES: \$10,278 Per Year.

2021-22 DRAINAGE TAXES: \$985.77 Per Year.

POSSESSION: At Closing Subject to 2022 Crop Share Lease Which Expires on February 28, 2023. Seller Retains 100% of 2022 Crop.

SALE TERMS: 10% Earnest Upon Acceptance of Offer. Balance Due at Closing.

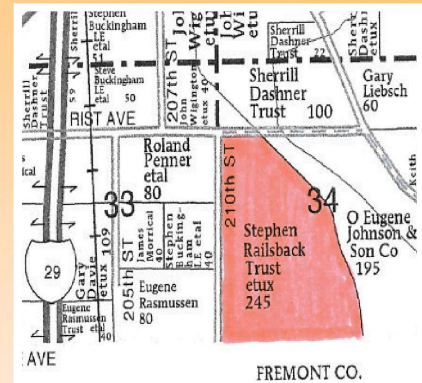
CLOSING: 30 days after acceptance of offer.

SELLERS: Lynne Railsback Revocable Trust
Stephen Railsback Revocable Living Trust

AERIAL MAP



MILLS CO. PLAT MAP



DRIVING DIRECTIONS

From Bartlett Iowa, drive North on 205th St. for 3/4 of a Mile, then turn West on 102nd St. for 1/2 Mile and then head North again on 210th Ave. for 1/4 of a Mile. The Farm Lies on the East Side of 210th St. & South side of Rist Ave. Follow the Signs!

Midwest
Ag Services, Inc.

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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