

IOWA FARM FOR SALE

80 +/- Ac Pasture Farm in Taylor Co. Iowa

Description: Top Notch pasture/cattle farm with newer fences, 3 ponds, corral, access from 2 roads

List Price: \$4,650 per Acre X 80 +/- or \$372,000

Location: 2 Miles North of Guss, IA. The farm lies on the north side of J20.

Brief Legal Description: A Part of Section 14, Township 70N, Range 35W of the 5th PM All in Taylor Co. Iowa.

Access: Farm can be accessed from the west gravel road (Elk Ave.) & from the east dirt road (120th St.)

Improvements: None.

2021-22 RE Taxes: \$1,062.

Easement: Farm has a permanent easement between the 60 acre parcel and the 20 acre parcel which states access is granted for livestock to get to all parcels.

Possession: At Closing.

Sale Terms: 10% Earnest upon acceptance of offer. Balance Due at Closing.

Closing: 30 days after acceptance of offer.

Sellers: Shannon & Erin Smith



Kelly Summy, Broker
(402)-670-0878

Evan Summy, Assoc. Broker
(402)-618-1326

Nick Gray, Salesperson
(712)-789-9932

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