

# IOWA LAND FOR SALE

## 68.69 +/- Ac Hunting/Pasture Farm in Pott Co. Iowa

**Description:** Top Notch hunting/pasture/cattle farm Near Hwy 92 with New Fence!

**List Price:** \$7,000 per Acre X 68.69 +/-

**Location:** 1 Mile West of Griswold, IA. The farm lies on the south side of Highway 92.

**Driving Directions:** Head west approx. 1 mile from Griswold, Iowa on Hwy 92, turn south of 525<sup>th</sup> St. The farm is located on the east side of 525<sup>th</sup> St. & on the north side of Cheyenne Ave.

**Brief Legal Description:** A Part of Section 11, Township 74N, Range 38W of the 5<sup>th</sup> PM All in Pottawattamie Co. Iowa.

**Access:** Farm can be accessed from the west rock road (525<sup>th</sup> St) & from the south rock road (Cheyenne Ave.)

**RE Taxes:** \$1,238.

**Possession:** At Closing.

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

**Closing:** 30 days after acceptance of offer.

**Sellers:** Brian Hering & Ryan Hering

  
**Midwest**  
Ag Services, Inc.

**Kelly Summy, Broker**

(402)-670-0878

**Evan Summy, Assoc. Broker**

(402)-618-1326

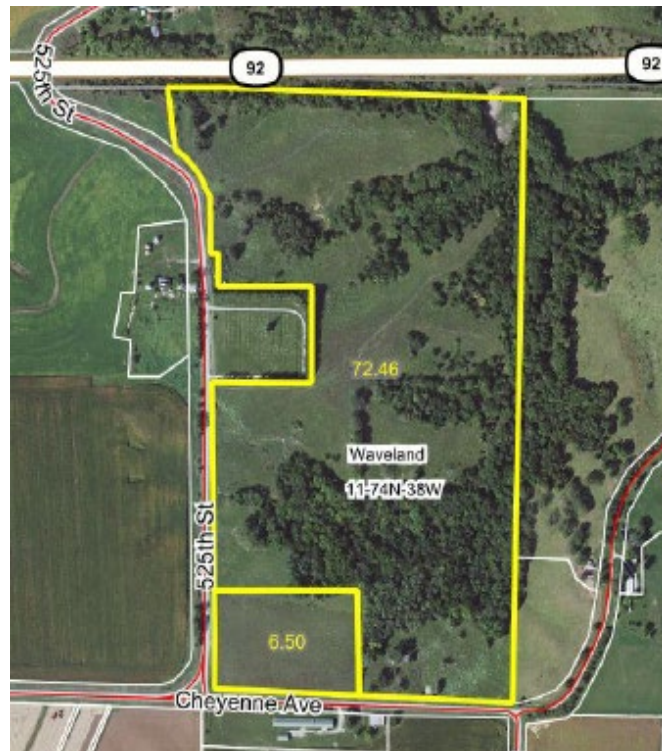
**Nick Gray, Salesperson**

(712)-789-9932

245 W. Broadway, P.O. Box 845

Council Bluffs IA 51502

712-323-5353



**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](http://www.MidwestAgServices.com)**