

IOWA FARM FOR SALE

212 +/- ACRES AVAILABLE IN TWO TRACTS

Six Miles East of Hancock Iowa



ASKING \$11,000/ACRE

PROPERTY DETAILS

212 +/- Acres as Two Tracts

Tract #1: 143 +/- Acres

Tract #2: 69 +/- Acres

Close to Local Grain Elevators!
Full Possession to Farm in 2023!

Sellers: Palubecki



Tract #1: 143 +/- Acres

Brief Legal: N. of RR Sec 6-76-38

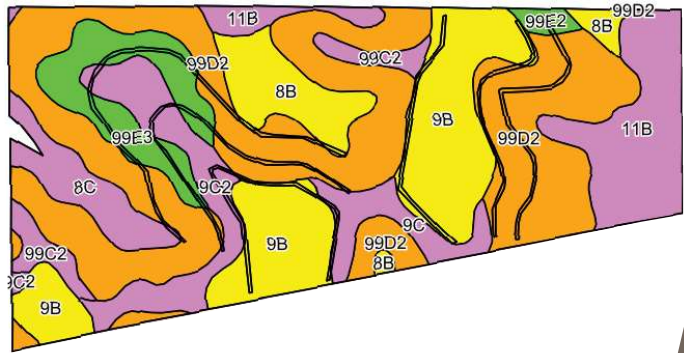
Cropland: 142.2 FSA Cropland Acres

CSR2: 73.5

Soils: Exira, Marshall, Judson & Ackmore-Colo-Judson

Real Estate Taxes: \$4,712 per year (Estimated)

Improvements: None



Tract #2: 69 +/- Acres

Brief Legal: S. of RR Sec 6-76-38

Cropland: 62.77 FSA Cropland Acres

CSR2: 74.9

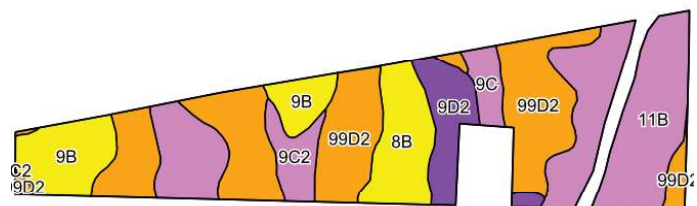
Soils: Exira, Marshall, Judson & Ackmore-Colo-Judson

Real Estate Taxes: \$2,274 per year (Estimated)

Improvements:

7,500 bu & 8,000 bu grain bins.

2,400 SF Metal Shed & 3,120 SF Wood Barn.



Midwest Ag Services, Inc.

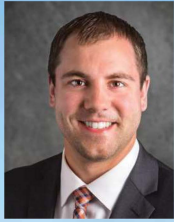
**Farm Sales, Farm Appraisals
and Farm Management.**

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

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Kelly Summy
Broker
402-670-0878



Evan Summy
Assoc. Broker
402-618-1326



Nick Gray
Salesperson
712-789-9932

