

IOWA FARM FOR SALE

135 +/- Ac Farmland Fremont Co. Iowa

LIST PRICE: \$1,074,000

LOCATION: From the Thurman exit take 155th St west ¼ mile to Western Ave. Take Western Ave. south 2 miles to 175th St. Farm is located on the west side of Western Ave. & north side of 155th St.

LEGAL DESCRIPTION: E1/2NW1/4 & SW1/4NW1/4 Section 8 & Parcel A of the SE1/4NE1/4 Section 7 all in Township 69 North, Range 43 West of the 5th PM in Fremont Co. Iowa. Seller is willing to divide East & West parcels.

CROPLAND: 129 FSA Cropland Acres. 64.5 Acres of Corn & 64.5 Acres of Beans Per 2022 Farm Certification Report.

CSR2: 65.3 Per Surety Mapping Software.

SOILS: Albaton Silty Clay, Waubonsie Fine Sandy Loam, Blake Silty Clay Loam, Grable Silt Loam, Onawa Silty Clay, Blake Silt Loam, Haynie Silt Loam.

FSA INFO: Farm #4145 Tract #4. 129.16 FSA Farmland Acres. 129.16 FSA DCP Cropland Acres.
Corn Base Acres = 64.50 & Corn PLC Yield = 155.
Bean Base Acres = 64.50 & Bean PLC Yield = 50.

RE TAXES: \$3,504 Per Year.

DRAINAGE TAXES: \$3,327 Per Year.

POSSESSION: At Closing. Not subject to a 2023 farm lease.

SALE TERMS: 10% Earnest upon acceptance of offer. Balance Due at Closing.

CLOSING: Negotiable subject to seller completing a 1031 exchange.

SELLERS: Del & Sheryl Husz
Keith & Julie Husz

AERIAL MAP



DRIVING DIRECTIONS

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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