

IOWA FARM FOR SALE

158.09 +/- ACRES FARMLAND MILLS CO. IA

ASKING PRICE: \$10,500 PER ACRE OR \$1,659,945

LOCATION: 1 Mile South & 1.5 Miles East of Hastings Iowa.

BRIEF LEGAL: The NE1/4 Except Acreage in NE1/4NE1/4 All in Section 32 Indian Creek Twp Mills Co. Iowa.

CROPLAND: Estimated 151.85 Cropland Acres. Subject to Split & FSA Reconstitution.

CSR2: Estimated 75.6 CSR2 Per Surety Mapping Software.

SOILS: Marshall, Colo-Judson, Exira, & Dow Silty Clay Loams with slopes ranging from 0 – 14%

RE TAXES: \$5,112 Per Year. Per Year.

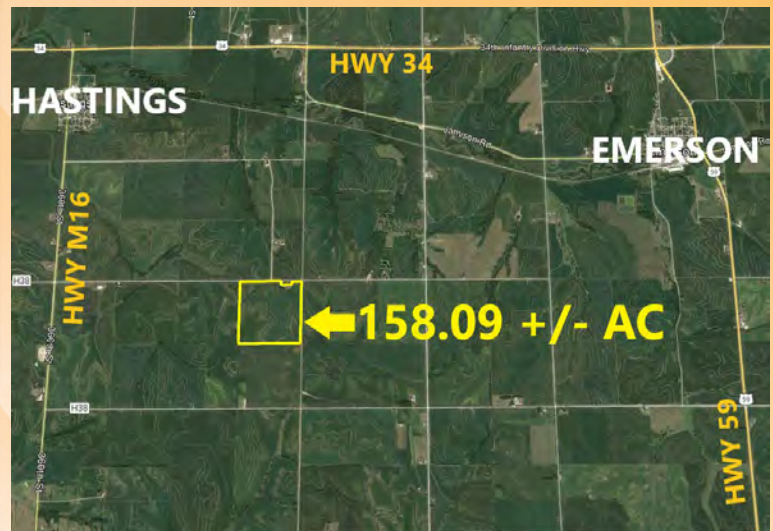
IMPROVEMENTS: Barn, 3 Bins, & Crib.

POSSESSION: At Closing subject to the 2023 farm lease that Expires February 29, 2024.

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

CLOSING: 30-45 days from acceptance of offer.

SELLERS: Bruce/Douglas Etal.



DRIVING DIRECTIONS

FROM HASTINGS, IOWA HEAD SOUTH ON HWY M16, THEN EAST ON LAMBERT AVE. FOR 1.5 MILES. THE FARM IS LOCATED ON THE SOUTH SIDE OF LAMBERT AVE. & ON THE WEST SIDE OF 380TH ST.

Midwest
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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