

IOWA FARM FOR SALE

74.4 +/- ACRES FARMLAND MILLS CO. IOWA

ASKING PRICE: \$10,000 PER ACRE OR \$744,000

LOCATION: 1 Mile South & 2 Miles East of Hastings Iowa.

BRIEF LEGAL: NW1/4NW1/4 & Fractional Part of SW1/4NW1/4 Section 33 Indian Creek Twp All in Mills Co. IA

CROPLAND: Estimated 69.69 Cropland Acres. Subject to Parcel Split at FSA.

CSR2: Estimated 74.1 Per Surety Mapping Software.

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

RE TAXES: \$2,308 Per Year.

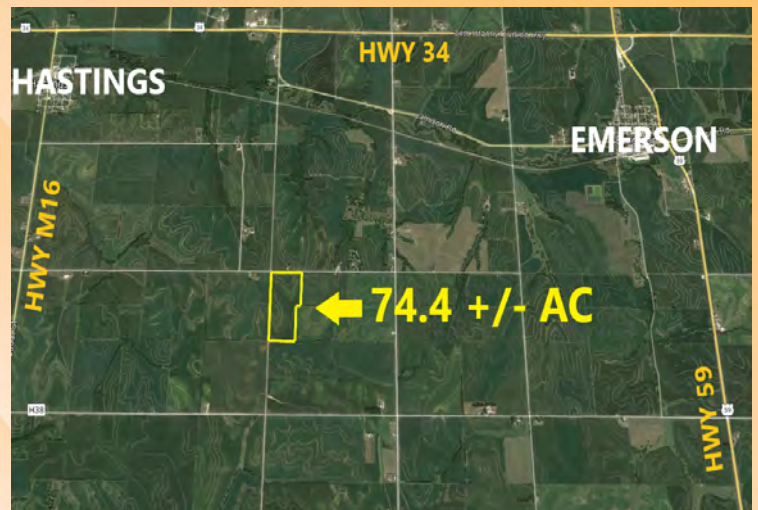
IMPROVEMENTS: None.

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 2 MILES. THE FARM IS LOCATED ON THE SOUTH SIDE OF LAMBERT AVE. & ON THE EAST SIDE OF 380TH ST.

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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.

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