

IOWA FARM FOR SALE

80+/- ACRES PASTURE/TIMBER ADAMS CO. IA

DESCRIPTION: Explore a high-quality paddocked pasture with above-average fences, two ponds, and excellent access from both east and south roads. You also get access to prime Southwest Iowa whitetail deer & turkey hunting with 12.66 acres of timber & ditches. Plus, 34.47 acres are ready for grazing or conversion to cropland!

ASKING PRICE: \$5,500 PER ACRE OR \$440,000

LOCATION: Approx. 5 Miles Southeast of Nodaway Iowa.

BRIEF LEGAL: S1/2 of NE1/4 Section 35 T71N R35W in Adams Co. Iowa containing 80 acres M/L

CSR2: 49.5 CSR2 Per Surety Mapping Software.

RE TAXES: \$1,332 Per Year

POSSESSION: At the Time of Closing.

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

CLOSING: 30-45 days from acceptance of offer.

SELLERS: David & Julia Walters

LISTING AGENT: NICK GRAY 712-789-9932



DRIVING DIRECTIONS

From Nodaway, Iowa go south ½ mile to Birch Ave. Go east on Birch Ave. 4 miles to Elm Ave. Take Elm Ave. south 1 mile. Farm is located on the west side of Elm Ave & North side of 275th St.

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