

FARM FOR SALE

72 +/- ACRE HUNTING/CRP FARM TAYLOR CO. IOWA

DESCRIPTION: ONLINE ONLY Auction of this 72+/- Acre tiled CRP farm in Taylor County, IA. Located just 9 miles south of Corning, IA. This property offers top notch deer, turkey, and pheasant hunting in southern Iowa. This farm can also be an excellent row crop farm once the CRP contract expires.

AUCTION START DATE: March 8, 2024 @ 11AM **AUCTION END DATE:** March 15, 2024 @ 11AM

Online bidding assistance will be available in person on the last day of the auction or March, 15, 2024 from 9:00 - 11:00 AM at the Midwest Ag Services Stanton IA Office located at 318 Broad Ave. Stanton IA.

LOCATION: 2 miles west & 3/4 mile south of HWY 148/HWY J20 intersection on Idaho Ave.

BRIEF LEGAL DESCRIPTION: Part of the E1/2SE1/4 section 21 Township 70 Range 34 Taylor Co. Iowa

FSA FARMLAND: 68.32 Acres **FSA CROPLAND:** 59.29 Acres

CRP: 59.29 Ac with annual payment of \$14,104. 2024 CRP payment will be prorated to the date of closing.

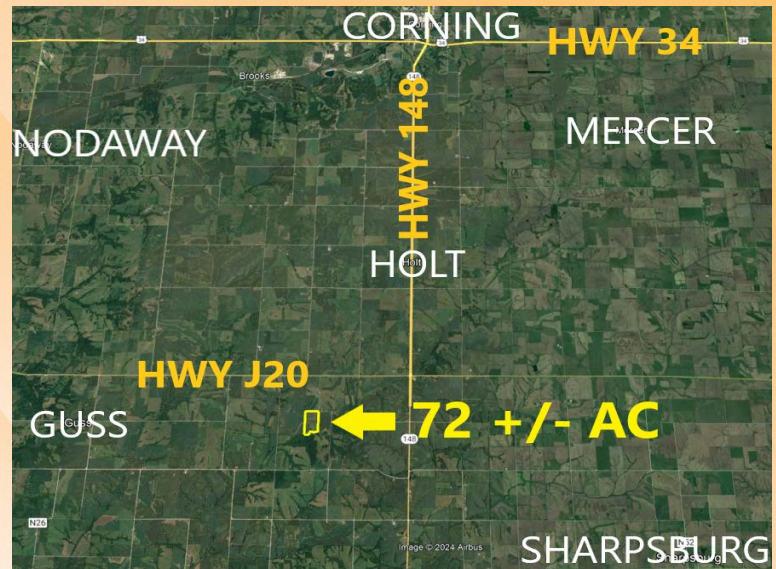
Wind Energy Lease: The development stage lease payment is \$2,000 per year. 2024 wind energy lease payment will be prorated to the date of closing.

Taxes: \$1,632 per year. Taxes pro-rated to the date of closing.

POSSESSION: At Closing, subject to CRP contract expiring September 30, 2027. AND the wind energy lease with Black Maple Project. Copy of the CRP contract & wind energy lease are available on our website or upon request.

CLOSING: On or before April 15th, 2024. Closing Agent Billings & Mensen Law. The closing fee split 50/50 with buyer.

SALE TERMS: 10% earnest payment due upon acceptance of final bid via personal check, wire transfer, or cashier's check within 24 hours after being notified that the seller has accepted the final bid. Payable to Billings & Mensen Trust Account. The seller reserves the right to reject any & all bids.



DRIVING DIRECTIONS

Go West 2 Miles from the Intersection of Hwy J-20 & Hwy 148, then Turn South on Idaho Ave for 3/4 of a Mile. The farm is on the Southwest side of Idaho Ave. Follow the Signs!

Midwest
Ag Services, Inc.

245 W. Broadway PO Box 845

Council Bluffs IA 51502

(712)-323-5353

NICK GRAY, LISTING AGENT

712-789-9932

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