

# IOWA FARM FOR SALE

## 191.65 +/- ACRES FARMLAND PAGE CO. IA

Discover a top-tier upland cropland farm in Northwest Page County, renowned for its exceptional soil types and outstanding yields! With 147.29 FSA cropland acres boasting a stellar 71.3 CSR2 rating, this farm is a remarkable investment for both agricultural success and recreational enjoyment. This prime property includes 44.74 acres of versatile pasture, ditch, and acreage, with the potential for conversion to even more productive cropland. Enjoy easy access from the south, west, and north roads, making it a breeze to manage your farming operations. But that's not all – this farm is a paradise for Southwest Iowa hunting enthusiasts! The central ditch offers superb cover for your cow herd and attracts wildlife, creating fantastic hunting opportunities.

**ASKING PRICE:** \$1,642,632 or \$8,571 Per Acre

**LOCATION:** Approx. 10 Miles S. & 2 Miles E of Red Oak IA.

**BRIEF LEGAL:** The SW1/4 & the NW1/4SE1/4 Section 2 T70N R38W all in Page Co. Iowa

**CROPLAND:** 147.29 FSA Cropland Acres.

**CSR2:** Estimated 71.3 CSR2 Per Surety Mapping Software.

**PASTURE:** Estimated 44.74 Acres of pasture/ditch/acreage.

**RE TAXES:** \$4,592 Per Year.

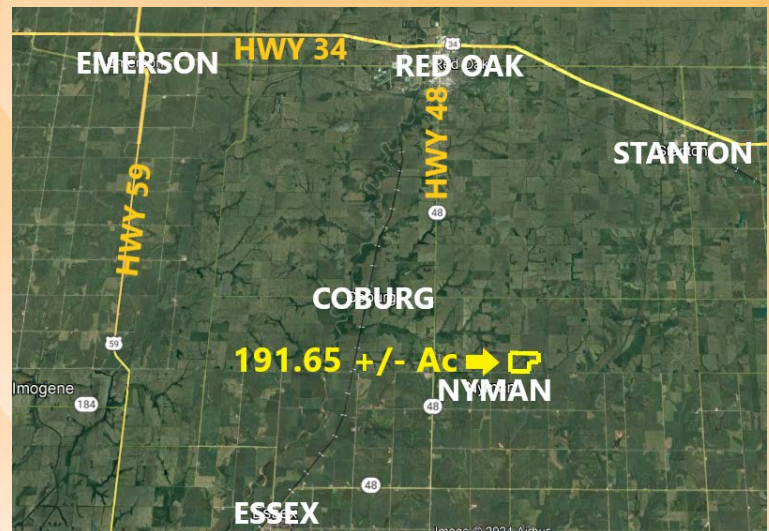
**IMPROVEMENTS:** House & outbuildings in Poor Condition.

**POSSESSION:** At Closing subject to the 2024 farm lease that Expires February 28, 2025.

**SALE TERMS:** 10% Earnest upon Acceptance of Offer. Balance due at Closing.

**CLOSING:** 30 days from accepted purchase agreement.

**SELLERS:** John Miller II Living Trust



### DRIVING DIRECTIONS

From Red Oak go south on Hwy 48 10 miles to 110th St. Go east on 110th St. 2 miles to J Ave. Farm is located in the Northeast corner of the intersection of J Ave and 110th St.

*Midwest*  
Ag Services, Inc.

245 W. Broadway PO Box 845  
Council Bluffs IA 51502  
(712)-323-5353

Kelly Summy, Broker: 402-670-0878  
Evan Summy, Assoc. Broker: 402-618-1326  
Nick Gray, Salesperson: 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](http://www.MidwestAgServices.com)**