

# IOWA FARM FOR SALE

## 110 +/- AC NODAWAY TWP ADAMS CO. IA

Income-producing upland cropland farm along the west border of Adams County with excellent recreational opportunities & beautiful building potential. The farm currently operated with 68.79 +/- cropland acres carrying a CSR2 rating of 60, 26.73 acres of timber & ditches w/ 3 ponds, 11.35 acres of pasture & 2.21 acre building site. The farm offers some of Southwest Iowa's best hunting. You won't find a farm with better access as the property has field entrances from both the north & south roads.

**ASKING PRICE:** \$715,000 or \$6,500 Per Acre

**LOCATION:** Approx. 1 mile north & 2 miles west of Nodaway, Iowa.

**BRIEF LEGAL:** The W1/2 of W1/2 of Sec 7, T71N, R35W EXCLUDING ACREAGE Adams Co. Iowa containing 110 +/- Acres.

**FSA FARMLAND:** 109.83 Acres.

**FSA CROPLAND:** 80.14 Acres.

**CSR2:** Estimated 60 CSR2 Per Surety Mapping Software.

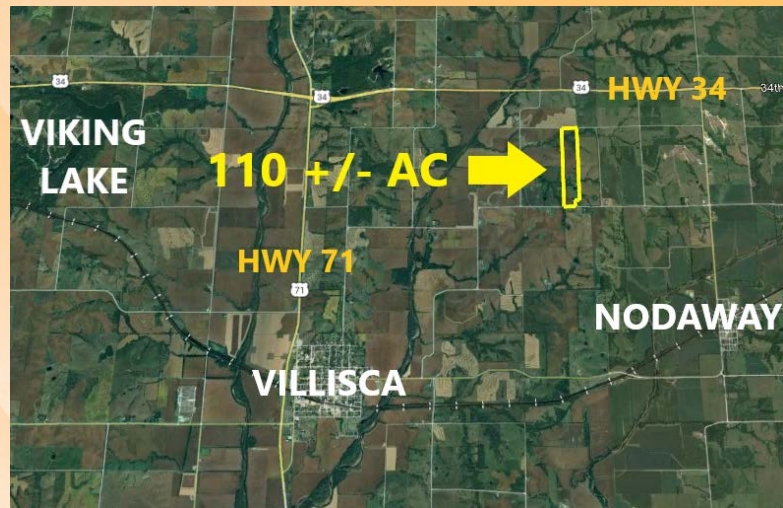
**RE TAXES:** \$2,032 Per Year.

**POSSESSION:** At Closing. Open to farm for the 2025 crop year.

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

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

**SELLERS:** T2s2 Investments, LLC.



### DRIVING DIRECTIONS

From Nodaway, IA. go north on Hwy N26 (Birch Ave.) 1 Mile to 240th St. Then Head West on 240th St. 2 miles. Farm is Located on The North Side of 240th 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](http://www.MidwestAgServices.com)**

