

IOWA FARM FOR SALE

120 +/- AC EAST TWP MONTGOMERY CO. IA

Income producing upland CRP farm along the east border of Montgomery County with excellent recreational opportunities & beautiful building potential. Farm contains 65.4 CRP acres carrying a CSR2 rating of 60, 45.29 acres of timber/ditches, & a pond stocked with bass/bluegill/catfish. Farm offers some of Southwest Iowa's best upland bird & whitetail hunting. Farm has great access from both the south & west roads.

ASKING PRICE: \$750,000 or \$6,250 Per Acre

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

BRIEF LEGAL: E1/2 of SE1/4 & SW1/4 of SE1/4 of Sec 12, T71N, R36W, all in Montgomery Co. Iowa containing 120 +/- acres m/l

FSA FARMLAND: 115.69 Acres.

CRP: 64.5 Acres @ \$179 per acre or \$11,546. Expires 9/30/2030 .

CSR2: Estimated 60 CSR2 Per Surety Mapping Software.

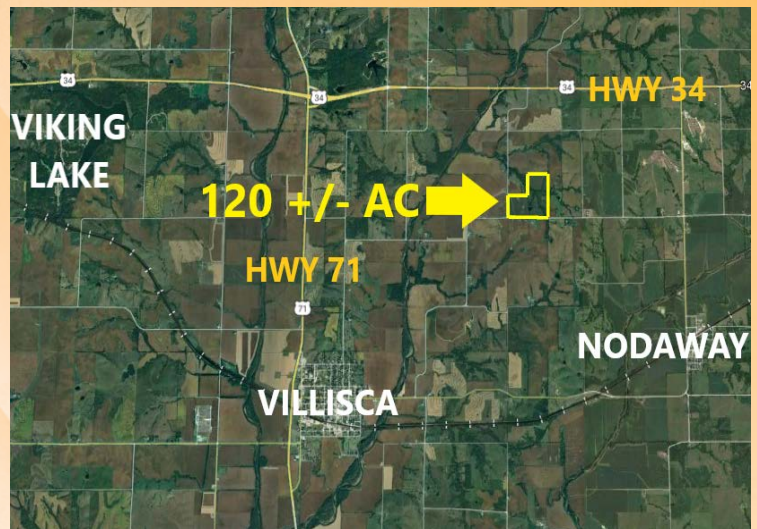
RE TAXES: \$3,374 Per Year.

POSSESSION: At Closing.

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

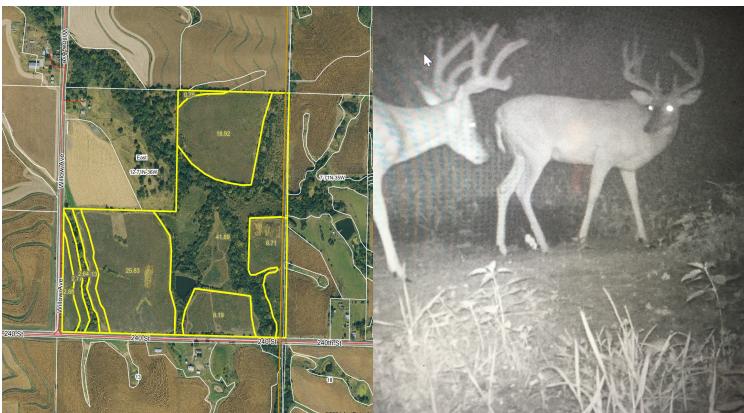
From Nodaway, IA. Head North on Hwy N26 (Birch Ave.) 1 Mile to 240th St. Go West on 240th St. 2 Miles. Farm is Located on the North Side of 240th St.

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