

FARM FOR SALE

105 +/- ACRE ROW CROP FARM ADAMS CO. IOWA

DESCRIPTION: ONLINE ONLY Auction of this 105 +/- Acre Farm located in Douglas Township in Adams County, IA situated approximately 2 miles south of Carbon, Iowa, on the west side of Elm Avenue. The farm has undergone significant clearing and extensive tiling to ensure it is a highly-tillable row crop property, ready to deliver exceptional productivity and returns. Call us to get registered to bid today!

AUCTION START DATE: February 2, 2025 @ 11AM
AUCTION END DATE: February 7, 2025 @ 11AM

Online bidding assistance will be available in person on the last day of the auction or February, 7, 2025 from 9:00 - 11:00 AM at the Midwest Ag Services Stanton IA Office located at 318 Broad Ave. Stanton IA.

LOCATION: 2 miles South of Carbon, IA. on the west side of Elm Ave.

BRIEF LEGAL DESCRIPTION: Part of Section 23, Township 72N, Range 35W, all in Adams Co. Iowa containing 105.06 taxable acres m/l.

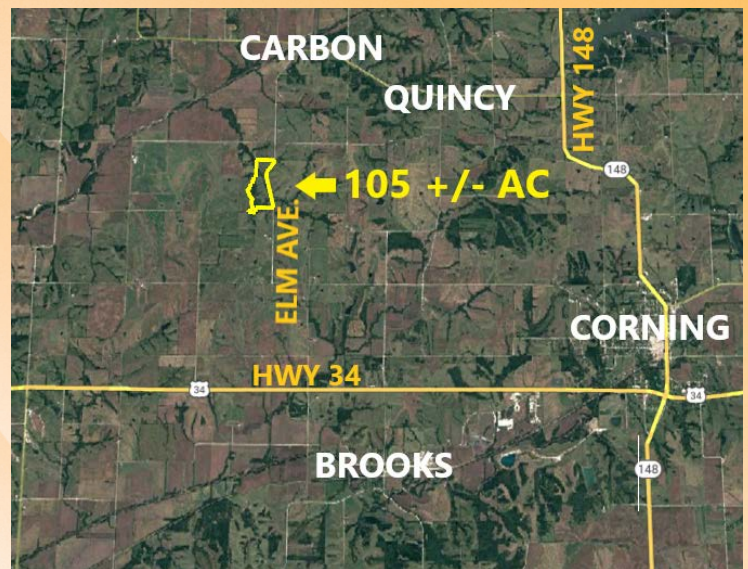
FSA FARMLAND: 104.86 Acres. **CROPLAND:** Estimated 95.49 Acres

Taxes: \$1,798 per year. Taxes pro-rated to the date of closing.

POSSESSION: At Closing. The buyer will have full possession to farm or lease in 2025.

CLOSING: On or before March 3, 2025. 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

From Carbon: Go west on the Carbon Hwy (paved) approximately ½ mile to Elm Ave (rock). Take Elm Ave. south approximately 2 miles. Farm sits on the west side of Elm Ave.

Midwest
Ag Services, Inc.

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Council Bluffs IA 51502

712-323-5353

NICK GRAY, LISTING AGENT - 712-789-9932

EVAN SUMMY, BKR ASSOCIATE - 402-618-1326

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