FARM FOR SALE

99.15 +/- ACRE PASTURE/CRP FARM
MONTGOMERY CO. IOWA

DESCRIPTION: Income-Producing Upland CRP & Pasture Farm located just 3 miles southwest of Stanton, IA. This scenic farm offers a unique combination of income potential, recreation, and building opportunities. Excellent Southwest Iowa hunting and outdoor recreation await, with convenient southern access from 250th St. (rock road). Whether you're looking for an investment, a getaway, or the perfect place to build, this farm has it all!

ASKING PRICE: $7,350 Per Acre or $728,750.

LOCATION: Approx. 3 miles southwest of Stanton, Iowa.

BRIEF LEGAL DESCRIPTION: E1/2SW1/4 & Part of W1/2SW1/4 Section 17, Twp 71N Range 37W, Adams Co. Iowa.

FSA FARMLAND: 101.28 Acres **FSA DCP CROPLAND:** 40.61 Acres

CSR2: 61.1 Per Agridata Surety Mapping Software

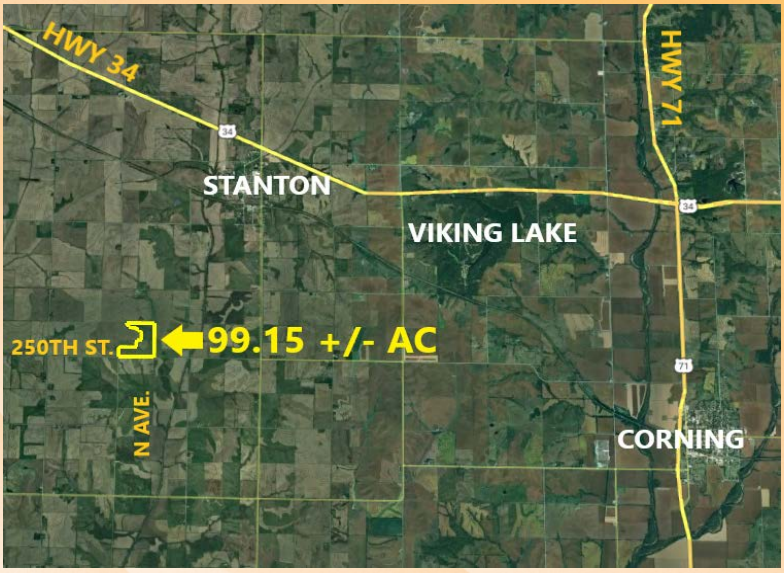
CRP CONTRACTS:
#11704: 33.09 Acres @ $246.77/Ac or $8,166 Per Year. Expires 9/30/27.
#11200B: 2.94 Acres @ $232.05/Ac or $682 Per Year. Expires 9/30/34.

Taxes: $$2,802 per year. Taxes pro-rated to the date of closing.

POSSESSION: At Closing. Subject to CRP Contracts that Expire 9/3/27 & 9/30/2024.

CLOSING: 30 Days after Acceptance of Offer. The Closing Fee Split 50/50 between Buyer & Seller.

SALE TERMS: 10% earnest payment due upon acceptance of final bid via personal check, wire transfer, or cashier's check.



DRIVING DIRECTIONS

From Stanton go west on Frankfort St. (225th St.) 1 mile to N Ave. Go south on N Ave. 2 miles to 250th St. (H46). Go west on 250th St. ½ mile & farm is located on the north side of 250th 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