



# IOWA FARM FOR SALE

## 104 +/- ACRES MONTGOMERY CO. IOWA

**DESCRIPTION:** Located south of Red Oak and less than an hour from the Omaha Metropolitan Area, this exceptional recreational farm offers the perfect blend of hunting, income, and natural beauty. Mature hardwood timber with walnut and oak, a reliable fresh water source, and well-maintained CRP acres create outstanding habitat for trophy White-tailed deer and upland birds. Productive cropland adds additional income potential, making this a rare opportunity to own a well-balanced southern Iowa recreational farm.

**ASKING PRICE:** \$7,500 Per Acre

**LOCATION:** 6 Miles South & 1 Mile West of Red Oak, Iowa

**BRIEF LEGAL:** Part of SE1/4 Section 30, T71 R38 All in Montgomery Co. Iowa

**CROPLAND:** 61.95 FSA Cropland Acres (Including CRP)

**CSR2:** Estimated 72.9 Per Surety Mapping Software.

**SOILS:** Marshall, Ladoga, Judson, Shelby, Ackmore, & Dickinson Silt Loams. Slopes ranging 0- 14%.

**CRP:** 20.75 Acres Enrolled in CRP. Contact No. 11745 - 18.85 Acres @ \$218/Ac Expires 9/30/2035 & Renewing Contract - 1.90 Acres @ \$247/Ac Expires 9/30/2036. CRP Payments will be prorated to the date of closing.

**FSA INFO:** Farm No. 4204 Tract No. 3685.  
Corn Base = 38.6 Acres & PLC Yield = 186.  
Soybean Base = 2.6 Acres PLC Yield = 52.

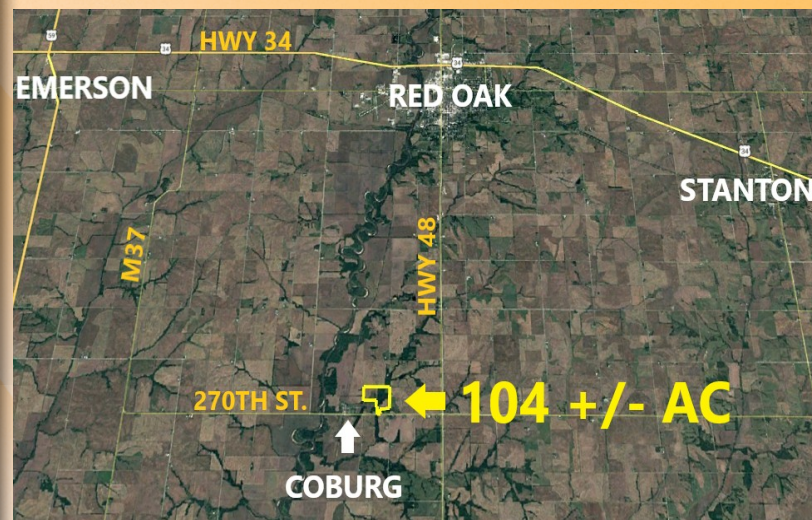
**RE TAXES:** \$3,754 Per Year.

**POSSESSION:** Subject to the 2026 Cropland Lease. Call to request farm lease details.

**SALE TERMS:** 10% Earnest due upon acceptance of offer. Balance due at closing.

**CLOSING:** Approx. 30 - 45 days after accepted offer

**SELLER:** ESTHER UPDIKE ESTATE



### DRIVING DIRECTIONS

FROM RED OAK, IA HEAD SOUTH ON HWY 48 FOR 6 MILES, THEN GO WEST ON 270TH ST. FOR 1 MILE, THE FARM IS LOCATED ON THE NORTH SIDE OF 270TH ST. LOOK FOR SIGNS!

*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)**