



# Iowa Farm For Sale

*Premium Cropland & Farmstead Opportunity*

FEATURED LISTING

## **200 +/- Acre High Quality Row Crop Farm**

*with Improvements — Near Red Oak, Iowa*

**200 ± Acres**

Montgomery County, Iowa · Approx. 4 Miles South of Red Oak

Midwest Ag Services, Inc. | (712) 323-5353 | [www.MidwestAgServices.com](http://www.MidwestAgServices.com)

# IOWA FARM FOR SALE

200 +/- ACRES FARMLAND • MONT. CO. IOWA

**DESCRIPTION:** Midwest Ag Services is proud to present this highly productive upland crop farm just 4 miles from Red Oak, featuring quality improvements, strong accessibility, and excellent agricultural infrastructure. This rare Southwest Iowa offering combines premier farmland, valuable farmstead amenities, and outstanding investment potential.

**ASKING PRICE:** \$9,950 Per Acre (\$1,990,000 Total)

**LOCATION:** Approx. 4 Miles South of Red Oak, Iowa.

**LEGAL:** The NE $\frac{1}{4}$  and the SE $\frac{1}{4}$  NW $\frac{1}{4}$ , all in Section 21, Township 71 North, Range 38, West of the 5th P.M. containing 200 acres M/L.

**CROPLAND:** 185.18 FSA Crop Acres

**CSR2:** 71.1 Per Surety Mapping Software.

**SOILS:** Marshall, Exira, Judson, Lamoni & Shelby with Slopes ranging from 0 – 18%

**FSA INFO:** Corn Base = 140.50 Acre & PLC Yield = 156. Soybean Base = 44.20 Acre & PLC Yield = 45.

**IMPROVEMENTS:** Ranch House, Garage, 20,000 bu grain storage

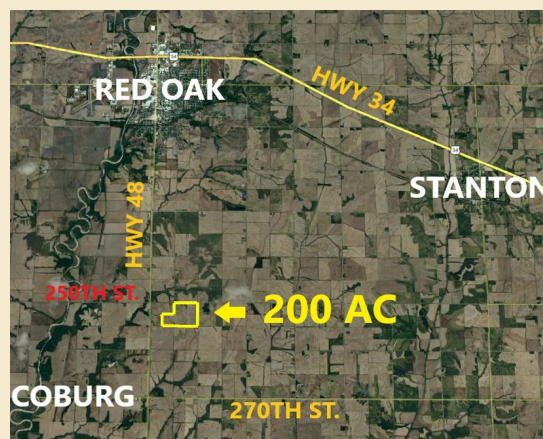
**RE TAXES:** \$9,732 Per Year (2025-26).

**POSSESSION:** At Closing, subject to the unexpired term of the 2026 lease, which expires February 28, 2027 & House lease expiring July 31, 2027.

**SALE TERMS:** 10% Earnest deposit due upon acceptance of offer.

**CLOSING:** 30 days after executed purchase agreement.

**SELLER:** Dean Bishop Living Trust



## DRIVING DIRECTIONS

FROM RED OAK, IA, HEAD SOUTH ON HWY 48 FOR 4 MILES.  
TURN EAST ON 250TH ST. FOR 1/2 MILE.

THE FARM IS ON THE SOUTH SIDE OF 250TH & WEST SIDE OF I AVE. LOOK FOR THE SIGNS!

*Midwest*  
Ag Services, Inc.

Farm Management | Farm Land Sales | Farm Appraisal



**Evan Summy**

Broker:  
402-618-1326



**Kelly Summy**

Broker:  
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245 W. Broadway PO Box 845  
Council Bluffs IA 51502

**(712)-323-5353**

SCAN FOR LISTING DETAILS



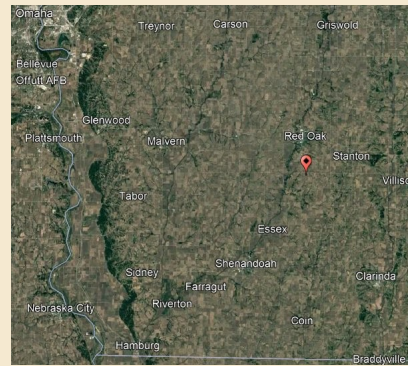
*Disclaimer: The information in this brochure was gathered from various sources deemed reliable, but it can't be guaranteed by Midwest Ag Services, Inc. All data should be verified for accuracy by interested parties.*

FOR MORE INFORMATION VISIT [WWW.MIDWESTAGSERVICES.COM](http://WWW.MIDWESTAGSERVICES.COM)

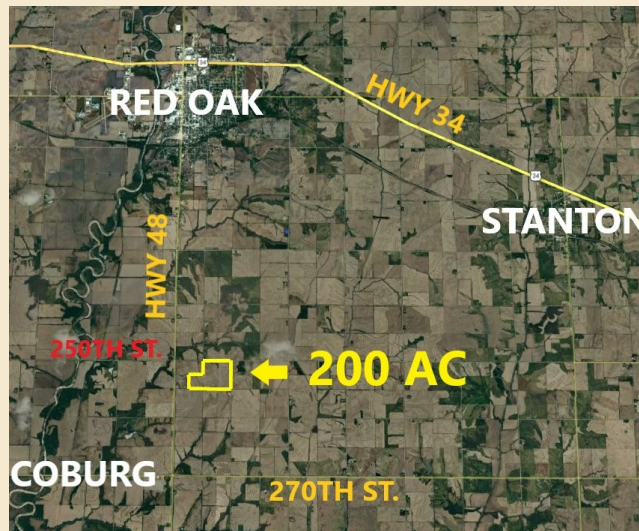
## STATE OVERVIEW



## REGIONAL VIEW



## LOCAL AREA — NEAR RED OAK



Centrally located in southwest Iowa · ~70 minutes from Omaha · Easy access via Hwy 34 & Hwy 48

## Nearby Markets & Communities

Centrally located in southwest Iowa, approximately 70 miles from Omaha, with easy access to farm-to-market highways.

<b>Red Oak</b>	~ 4 mi	<b>Stanton</b>	~ 9 mi
<b>Coburg</b>	~ 2 mi	<b>Villisca</b>	~ 14 mi
<b>Essex</b>	~ 14 mi	<b>Shenandoah</b>	~ 18 mi
<b>Malvern</b>	~ 19 mi	<b>Council Bluffs</b>	~ 50 mi

## Driving Directions

**From Red Oak, IA:** Head south on Highway 48 for approximately 4 miles. Turn east on 250th Street for about 0.5 miles. The farm sits on the south side of 250th Street and the west side of I Avenue.

**From Stanton, IA:** Head west on Highway 34, then south on Highway 48 to 250th Street. Turn east and travel about 0.5 miles. Look for the Midwest Ag Services signs!



Montgomery County, Iowa



- Legend**
- Non-Cropland
  - CRP
  - Iowa PLS
  - Cropland
  - Tract Boundary
  - Iowa Roads

- Wetland Determination Identifiers**
- Restricted Use
  - ▼ Limited Restrictions
  - Exempt from Conservation
  - Compliance Provisions

Tract Cropland Total: 185.18 acres

2026 Program Year  
Map Created February 25, 2026

**Farm 4081**  
**Tract 841**

United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS).

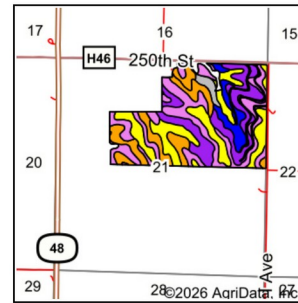
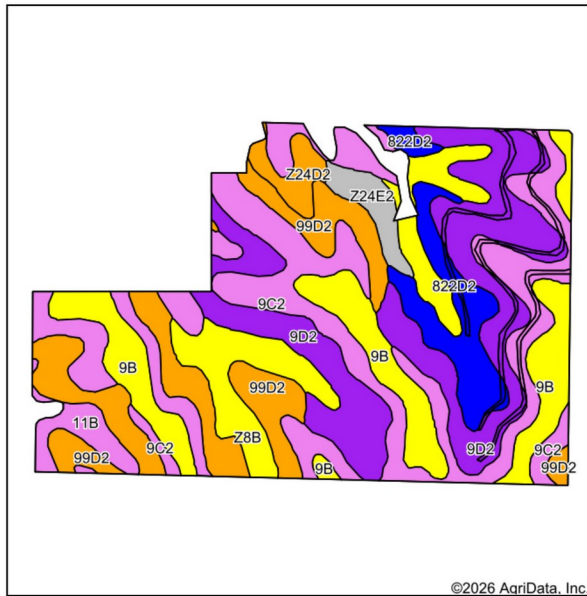
USDA is an equal opportunity provider, employer, and lender.

USDA FSA Tract Map · Farm 4081, Tract 841 · Tract Cropland Total: 185.18 acres · Grant Township, Montgomery County, Iowa

Source: USDA Farm Service Agency, 2026 Program Year (Map created Feb 25, 2026). HEL: Highly Erodible Land. NHEL: Non-Highly Erodible Land.

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Soils Map



State: **Iowa**  
 County: **Montgomery**  
 Location: **21-71N-38W**  
 Township: **Grant**  
 Acres: **185.18**  
 Date: **5/4/2026**



Maps Provided By:



Soils data provided by USDA and NRCS.

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Area Symbol: IA137, Soil Area Version: 33								
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	*n NCCPI Soybeans	
9C2	Marshall silty clay loam, 5 to 9 percent slopes, eroded	42.09	22.8%		Ille	87	70	
9D2	Marshall silty clay loam, 9 to 14 percent slopes, eroded	40.42	21.8%		Ille	61	65	
99D2	Exira silty clay loam, 9 to 14 percent slopes, eroded	27.68	14.9%		Ille	59	64	
9B	Marshall silty clay loam, 2 to 5 percent slopes	26.08	14.1%		Ile	95	77	
Z8B	Judson silty clay loam, deep loess, 2 to 5 percent slopes	17.63	9.5%		Ile	92	80	
822D2	Lamoni clay loam, 9 to 14 percent slopes, eroded	12.61	6.8%		IVe	7	40	
11B	Ackmore-Colo-Judson complex, 0 to 5 percent slopes	10.70	5.8%		Ilw	81	79	
Z24E2	Shelby clay loam, deep loess, 14 to 18 percent slopes, eroded	4.09	2.2%		IVe	38	51	
Z24D2	Shelby clay loam, deep loess, 9 to 14 percent slopes, eroded	3.88	2.1%		Ille	52	55	
<b>Weighted Average</b>						<b>2.80</b>	<b>71.1</b>	<b>*n 67.7</b>

\*\*IA has updated the CSR values for each county to CSR2.

\*n: The aggregation method is "Weighted Average using all components"

\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

Weighted Average CSR2: 71.1 · 185.18 Acres · Grant Township, Montgomery County, Iowa

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## Let's Talk About This Farm



**Evan Summy**  
Broker  
**402-618-1326**



**Kelly Summy**  
Broker  
**402-670-0878**

Have questions, want to schedule a showing, or ready to discuss next steps? Give us a call today — one of our brokers would be glad to walk the property with you, answer any questions about the farm, and help you think through whether it's the right fit. We'd love to hear from you.

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### About Midwest Ag Services

Midwest Ag Services delivers comprehensive agricultural real estate expertise across the Midwest — combining deep regional market insight, strong industry relationships, and personalized service to help buyers, sellers, and landowners maximize the value of their agricultural assets.

#### FARM MANAGEMENT

Tenant relations, lease negotiation, operational oversight & strategic planning.

#### FARM LAND SALES

Strategic marketing, professional representation & deep regional market knowledge.

#### FARM APPRAISAL

Accurate, data-driven valuations for sales, financing, estate planning & investment.

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