



IOWA FARM FOR SALE

104.48 +/- ACRES FARMLAND MONT. CO. IOWA

DESCRIPTION: Midwest Ag Services is pleased to offer 104.48 acres of high-quality, well-terraced upland cropland in Montgomery County, Iowa. This farm is located on a hard-surface road and features a high percentage tillable, providing an excellent opportunity for farmers and investors alike.

ASKING PRICE: \$10,500 Per Acre (\$1,097,000 Total)

LOCATION: Approx. 5 Miles West of Red Oak, Iowa

LEGAL: Lot 2 of the NW¼ of Section 28, EXCEPT Sub Lot 1 of Lot 2; and Lots 2 & 3 of the NE¼ of Section 29, all in T72N R39W of the 5th P.M.

CROPLAND: 101.30 FSA Cropland Acres.

CSR2: 76.9 Per Surety Mapping Software.

SOILS: Marshall, Colo, Judson, Ackmore-Colo-Judson & Shelby with Slopes ranging 0–14%.

FSA INFO: Corn Base = 71.80 Acre & PLC Yield = 170. Soybean Base = 28.50 Acre & PLC Yield = 37. Wheat Base = 1 Acre & PLC Yield = 46.

RE TAXES: \$4,542 Per Year (2025-26).

POSSESSION: At Closing, subject to the unexpired term of the 2026 lease, which expires February 28, 2027.

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

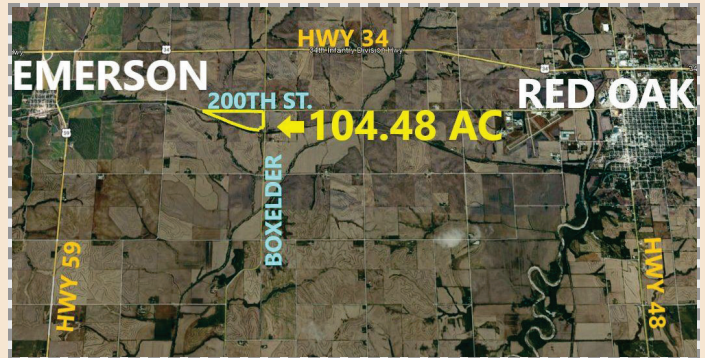
CLOSING: 30 days after executed purchase agreement.

SELLER: Dean Bishop Living Trust

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.



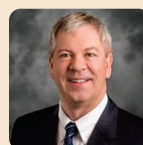
DRIVING DIRECTIONS

FROM RED OAK, IA, HEAD WEST ON HWY 34 FOR 5 MILES.
TURN SOUTH ON BOXELDER AVE FOR 1 MILE.
THE FARM SITS ON SOUTH SIDE OF 200TH ST.
LOOK FOR THE SIGNS!



Evan Summy

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Kelly Summy

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