



Iowa Farm For Sale

Premium Cropland Opportunity

FEATURED LISTING

104.48 +/- Acre High Quality Row Crop Farm

Near Red Oak, Iowa

104.48 ± Acres

Montgomery County, Iowa · Approx. 3 Miles West of Red Oak

Midwest Ag Services, Inc. | (712) 323-5353 | www.MidwestAgServices.com



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. 3 Miles West of Red Oak, Iowa.

BRIEF 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: Bishop Enterprises, Ltd.



DRIVING DIRECTIONS

FROM RED OAK, IA, HEAD WEST ON HWY 34 FOR 3 MILES.
TURN SOUTH ON BOXELDER AVE FOR 1/2 MILE.
THE FARM SITS ALONG 200TH ST.
LOOK FOR THE SIGNS!


**Midwest
Ag Services, Inc.**

Farm Management | Farm Land Sales | Farm Appraisal



Evan Summy

Broker:
402-618-1326



Kelly Summy

Broker:
402-670-0878

245 W. Broadway PO Box 845
Council Bluffs IA 51502

(712)-323-5353

SCAN FOR LISTING DETAILS



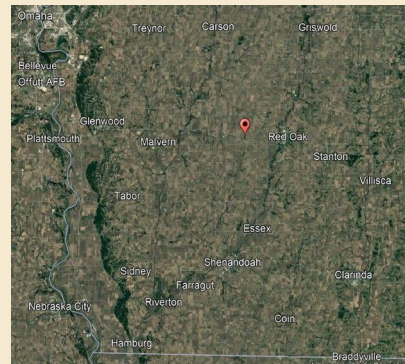
Disclaimer: The information in this brochure was gathered from various sources deemed reliable, but it can't be guaranteed by Midwest Ag Services, Inc. All data should be verified for accuracy by interested parties.

FOR MORE INFORMATION VISIT WWW.MIDWESTAGSERVICES.COM

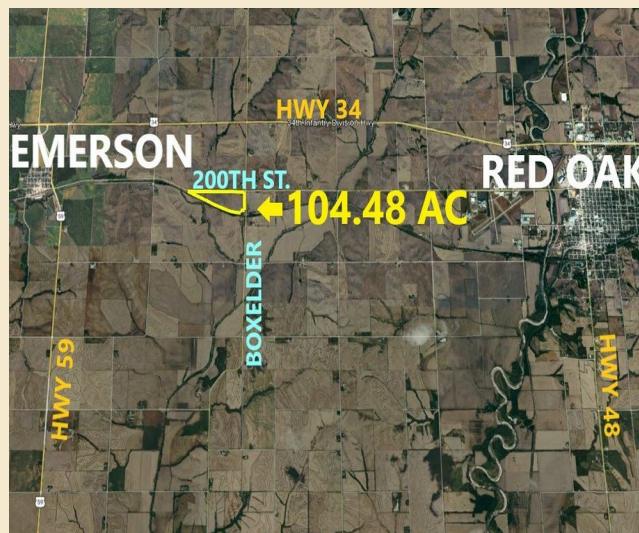
STATE OVERVIEW



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.

Red Oak	~ 3.5 mi	Stanton	~ 13 mi
Essex	~ 13 mi	Villisca	~ 17 mi
Shenandoah	~ 17 mi	Malvern	~ 18 mi
Carson	~ 30 mi	Council Bluffs	~ 50 mi

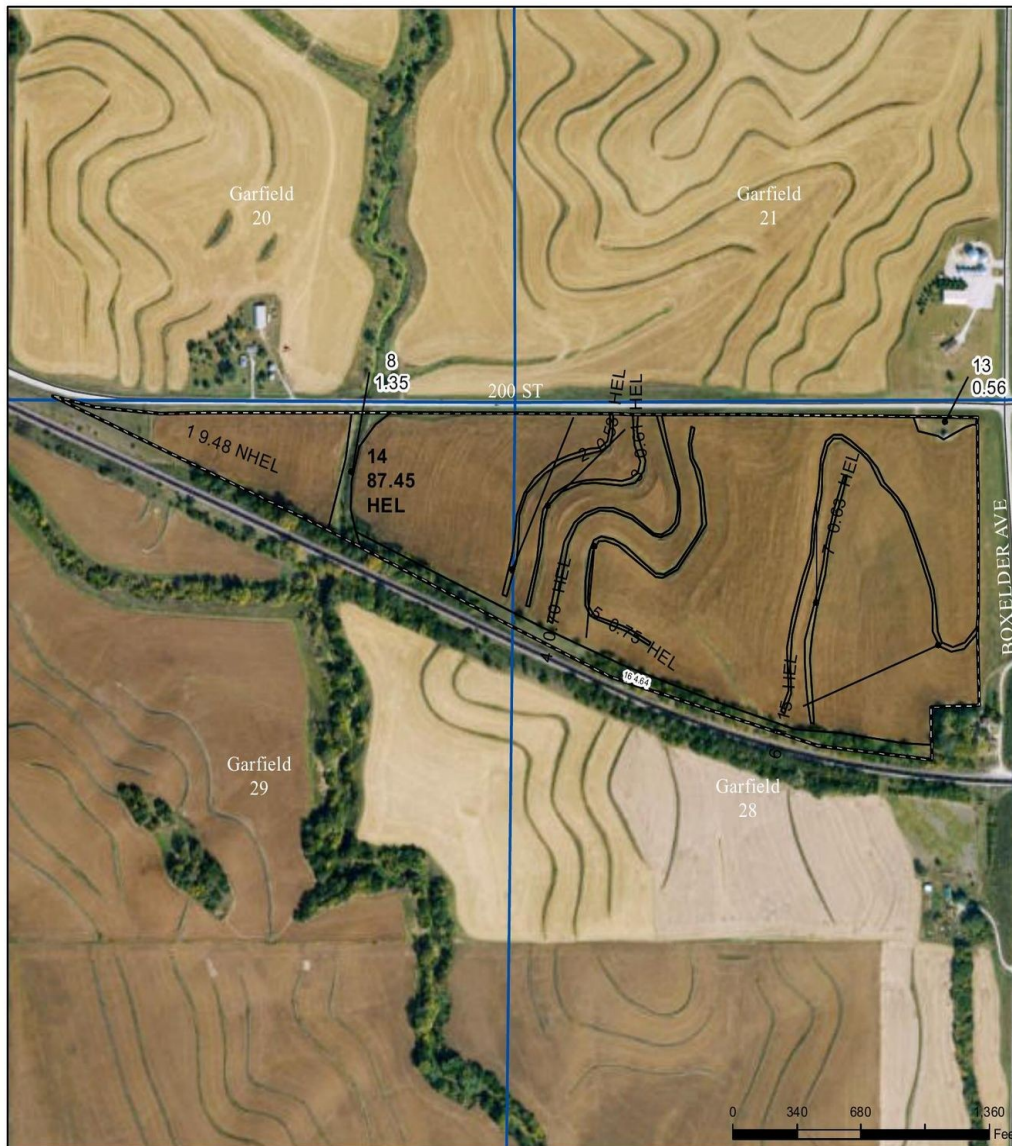
Driving Directions

From Red Oak, IA: Head west on Highway 34 for approximately 3 miles. Turn south on Boxelder Avenue and travel about 0.5 miles. The farm sits on the west side of the road, with frontage along 200th Street.

From Emerson, IA: Head east on Highway 34 for approximately 3 miles. Turn south on Boxelder Avenue and travel about 0.5 miles. The farm is located on the west side of the road. Look for the Midwest Ag Services signs!



Montgomery County, Iowa



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

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

Tract Cropland Total: 101.30 acres

2026 Program Year
Map Created February 25, 2026

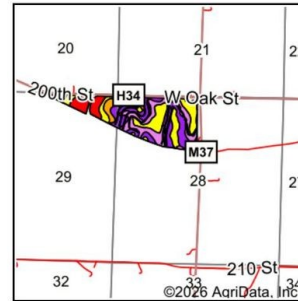
Farm 4081
Tract 1937

USDA FSA Tract Map · Farm 4081, Tract 1937 · Tract Cropland Total: 101.30 acres · Garfield 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.

FOR MORE INFORMATION VISIT WWW.MIDWESTAGSERVICES.COM

Soils Map



State: **Iowa**
 County: **Montgomery**
 Location: **28-72N-39W**
 Township: **Garfield**
 Acres: **103.58**
 Date: **5/5/2026**



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	
9D2	Marshall silty clay loam, 9 to 14 percent slopes, eroded	31.40	30.3%		Ille	61	65	
9C2	Marshall silty clay loam, 5 to 9 percent slopes, eroded	22.04	21.3%		Ille	87	70	
9B	Marshall silty clay loam, 2 to 5 percent slopes	16.52	15.9%		Ile	95	77	
Z8B	Judson silty clay loam, deep loess, 2 to 5 percent slopes	13.66	13.2%		Ile	92	80	
133+	Colo silt loam, deep loess, 0 to 2 percent slopes, overwash, occasionally flooded	10.63	10.3%		Ilw	78	85	
Z24D2	Shelby clay loam, deep loess, 9 to 14 percent slopes, eroded	8.88	8.6%		Ille	52	55	
11B	Ackmore-Colo-Judson complex, 0 to 5 percent slopes	0.45	0.4%		Ilw	81	79	
Weighted Average						2.60	77.1	*n 71.2

**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.

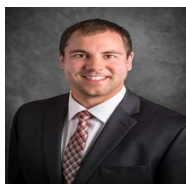
Weighted Average CSR2: 77.1 · 103.58 Acres · Garfield Township, Montgomery County, Iowa

FOR MORE INFORMATION VISIT WWW.MIDWESTAGSERVICES.COM





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.

245 W. Broadway, PO Box 845, Council Bluffs IA 51502 · (712) 323-5353 · www.MidwestAgServices.com

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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