

Midwest Land Management

LAND

FOR SALE

Monona County, IA - Grant Township, Sec. 29 & 32

166 Acres m/l



Property Location: From Rodney, IA, travel 2 miles southwest on L-12, then turn east on E-16 for 2 miles to Ticonic, then travel south 1 mile to 140th Street and drive west on 140th 1.5 miles to the levee. Drive south on top of levee 1/2 mile to the northwest corner of the farm.

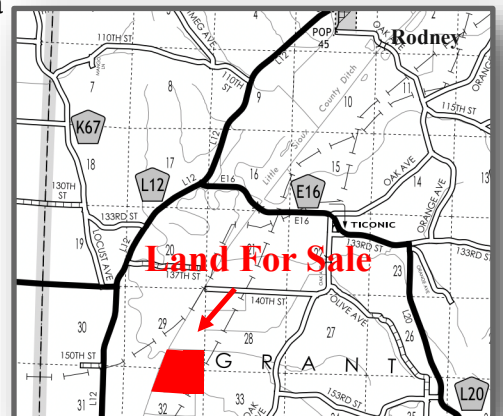
Legal Description: Part of the South Half of the South Half (Pt. S¹/₂ S¹/₂) of Section Twenty-nine (29) and Part of the North Half of the North Half (Pt. N¹/₂ N¹/₂) of Section Thirty-two (32) both in Township Eighty-five (85) North, Range Forty-four (44) West of the 5th P.M., Monona County, IA.

Surety/AgriData Avg. CSR2: 85.3

Surety/AgriData Avg. CSRI: 76.8

Primary Soils: Grantcenter, Zook, Colo, Dockery-Quiver & Luton

Real Estate Taxes: \$8,020



FSA Information:

Cropland Acres: 157.01 ac.	
Corn Base: 93.10 ac.	PLC Yield: 143
Soybean Base: 61 ac.	PLC Yield: 43



Broker's Note: Attention Land Buyers, here is a prime opportunity to purchase highly-productive Monona County farm ground. Featuring outstanding soils, this bare 166 acre tract has an average CSR2 rating of 85.3 and has been well managed. If you are looking for a high-producing farm, don't let this opportunity pass you by!

Price: \$11,500/Acre

KVH Properties L.L.C., Owner

For More Information Contact Chris Clark • 712-369-1531

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Property information provided was obtained from sources deemed reliable, but the Broker or Seller makes no guarantees as to its accuracy. Average CSR information was obtained from Surety/Agri Data. All prospective buyers are urged to fully inspect the property, its conditions and to rely on their own conclusions. All sketches, dimensions and acreage figures in this information are approximate or "more or less".