

# LAND FOR SALE

**158± Acres, Fremont County, Iowa  
Offered At \$6,500 per acre or \$1,027,000**

L-1800569

## Featuring...

- **Close to excellent grain marketing facilities in Council Bluffs, Iowa**
- **Transportation routes are top notch with county paved and Interstate 29**
- **Excellent soils in good state of fertility**
- **Drainage ditches implemented to assist water runoff**
- **Grain bin will assist with timely harvest and improved marketing**



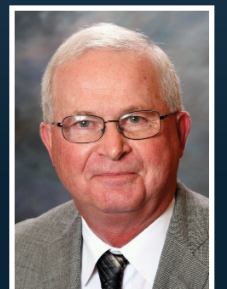
For additional information, please contact:

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# Property Information

**Location:** From northwest corner of Thurman, Iowa, go one mile west on paved county road J18(North Street).

**Legal:** W 1/2 NE 1/4 and E 1/2 NW 1/4 of Section 34-70N-R43W, Fremont County, Iowa

**Description:** Good quality soils in a great location with paved county road on the south side. Thirty five minutes from the Omaha metro area. Located 1.3 miles east of Thurman exit to Interstate 29. Includes 6200 bushel Sioux grain bin. Investor quality property in a good state of fertility.

## Farm Data

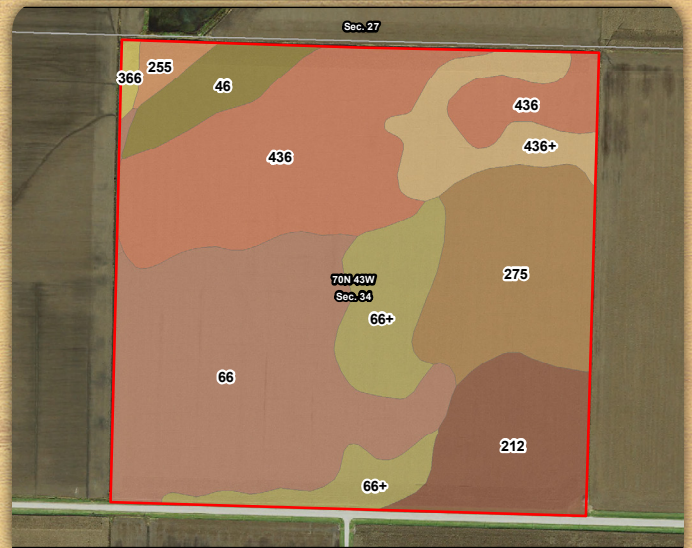
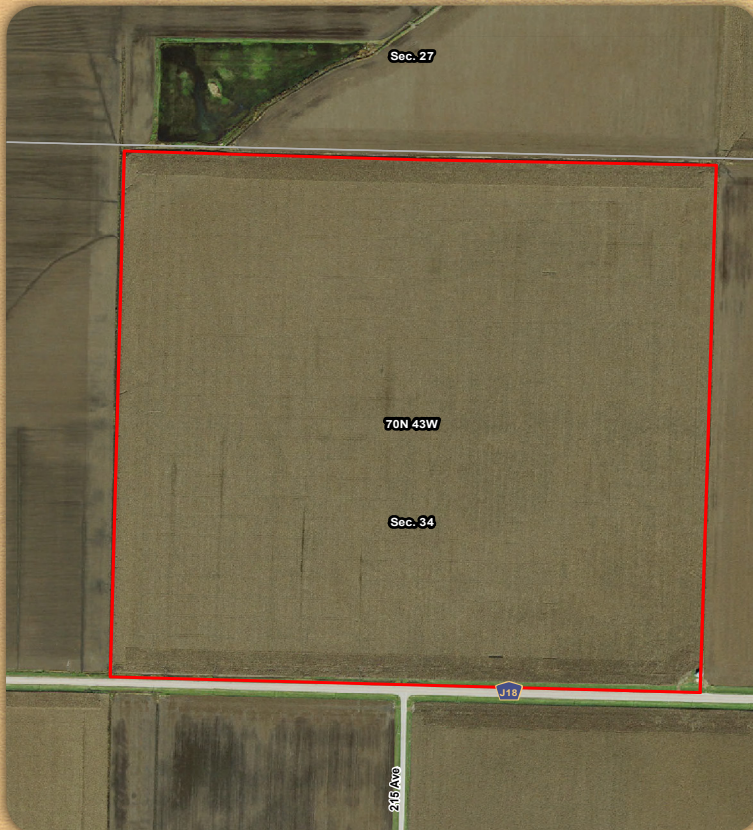
157.75 cropland acres  
.25 non-crop acres

## FSA Information

Crop	Bases (acres)	Yield
Corn	106.4.	116 bushels

**2017 Real Estate Taxes:** \$4,804.65

**Price:** \$6,500 per acres = \$1,027,000 total



MAP SYMBOL	NAME	NON-IRR		IRR	SRPG	ACRES
		LCC	LCC			
66	Luton silty clay	Illw	40	58	45.3	
436	Lakeport silty clay loam	lw	80	86	37.8	
275	Moville silt loam	llw	72	69	22.1	
212	Kennebec silt loam, 0 to 2 percent slopes, occasionally flooded	lw	90	91	16.3	
66+	Luton silt loam, overwash	lllw	42	52	15.8	
436+	Lakeport silt loam, overwash	lw	80	86	10.5	
46	Keg silt loam	lw	90	98	6.6	
255	Cooper silty clay loam	llw	70	76	1.9	
366	Luton silty clay loam	lllw	70	52	0.9	
<b>TOTAL</b>					<b>72.8</b>	<b>157.2</b>