

LAND FOR SALE

85.57+/- Acres, Carroll County, Iowa
Offered at \$7,500 per acre

HIGHLIGHTS:

- Rare Carroll County private sale
- Nice sized/priced farm to purchase
- It's time to invest in this long term asset!



Property Location: From the intersection of Highway 30 and Zephyr Ave located northwest of Ralston, Iowa, travel north one and a half miles. The property will be to the west.

Legal Description: NE 1/4 NE1/4 except Lots 1 & 2, NW 1/4 NE 1/4 except Lot 1, N 5 acres of SE 1/4 NE 1/4 & N 5 acres of SW 1/4 NE 1/4 except that part of Lot 1 AND Lots 2 & 3 of the S 1/2 NE 1/4, All in Section 14, T84N-R33W of the 5th P.M., Carroll County, Iowa.

Property Description: The time is right to obtain this Carroll County farm in an area where land is rare to hit the market! This piece is the perfect size for any operation, investor or young farmer looking for the right farm to purchase. With the lack of land offered for sale, the volatility in today's market and interest rates on the rise, now is the time to invest in this long term tangible asset! **Contact the agent today for further details!**

Farm Data:

Cropland	82.53 acres
Non-crop	<u>3.04 acres</u>
Total	85.57 acres

FSA Information:

	<u>Base</u>	<u>Yield</u>
Corn	41.3 acres	159 bushels
Soybeans	39.7 acres	47 bushels

Taxes: \$1,530



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For additional information, please contact:

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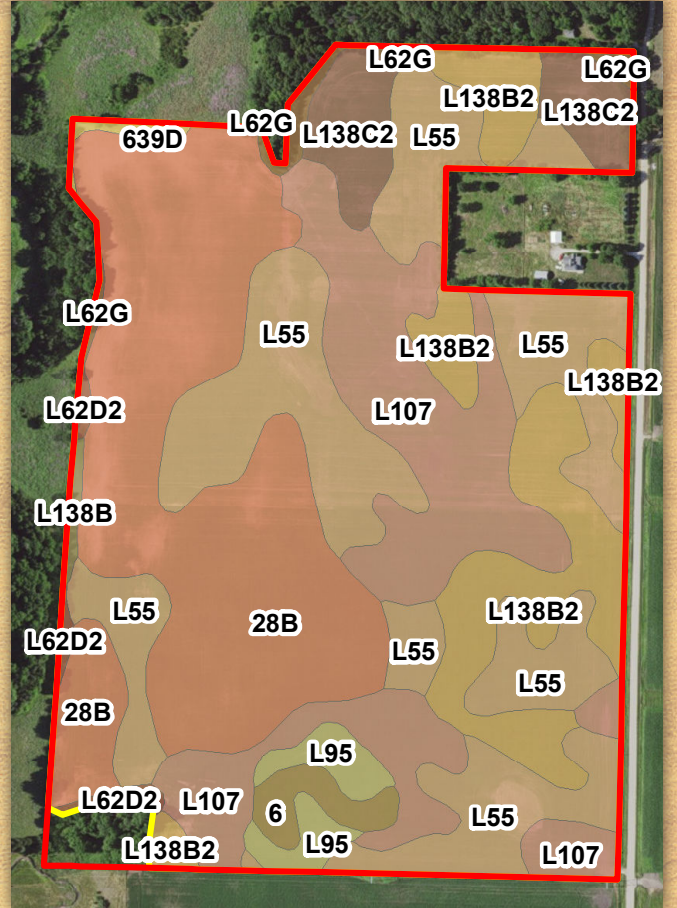
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MAP SYMBOL	NAME	NON IRR		
		LCC	CSR2	ACRES
28B	Dickman sandy loam, 2 to 5 percent slopes	IIIe	24	24.6
L55	Nicollet loam, 1 to 3 percent slopes	Ie	91	23.1
L107	Webster clay loam, Bemis moraine, 0 to 2 percent slopes	IIw	88	16.2
L138B2	Clarion loam, Bemis moraine, 2 to 6 percent slopes, moderately eroded	Ile	85	10.4
L138C2	Clarion loam, Bemis moraine, 6 to 10 percent slopes, moderately eroded	IIIe	83	4.0
L95	Harps clay loam, Bemis moraine, 0 to 2 percent slopes	IIw	75	1.9
6	Okoboji silty clay loam, 0 to 1 percent slopes	IIIw	59	1.3
L62G	Belview loam, Bemis moraine, 22 to 40 percent slopes	VIIe	10	1.1
L62D2	Storden loam, Bemis moraine, 10 to 16 percent slopes, moderately eroded	IVe	41	0.6
639D	Salida-Storden complex, 9 to 16 percent slopes	IVe	22	0.5
L138B	Clarion loam, Bemis moraine, 2 to 6 percent slopes	Ile	88	0.3
TOTAL			67.0	84.0



Information provided was obtained from sources deemed reliable, however, the broker makes no guarantees as to its accuracy. All prospective buyers are urged to inspect the property, its title, and to rely on their own conclusions. Seller reserves the right to refuse any or all offers submitted and may withdraw the property from offering without notice. Farmers National Company and its representatives are the designated agents for the seller.