

LAND FOR SALE

120+/- Acres, Fremont County, Iowa Priced Reduced to \$462,000

Highlights:

- Investment opportunity or nice addition to existing farm
- Diversified income potential row crop production, CRP, and recreational opportunities available



Property Location: From the truck stop at Highway 2 and Interstate 29: one mile south on 210th Avenue then east three quarters of a mile on the north and south side of Dike Road.

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Property Information

Legal Description: PARCEL C EXCL. PT PAR F, PT GOV LT 3 SW NE EXCL. PT PAR F, PARCEL B GL 2 NW; all in Section 33, T68N, R43W of the 5th P.M., in Fremont County, Iowa. Excluding 25± acres south of the federal levee to be surveyed and sold separately.

Property Description: Missouri River bottom land farm made up of two parcels of land that offers a variety of investment opportunities. Suitable for row crop production, CRP enrollment and loaded with recreational potential as well. Farm is currently seeded into CRP cover but is no longer enrolled in a contract.

Farm Data:

Cropland	115.40 acres
Non-crop	<u>4.60 acres</u>
Total	120.00 acres

FSA Information:

	<u>Base</u>	<u>Yield</u>
Corn	68.49 acres	103 bushels
Soybeans	40.64 acres	30 bushels

Taxes: \$3,050 estimated, pending surveyed acres to be sold separately.

Aerial Photo



Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CSR2	CAP
146	Onawa silty clay	12.9	10.89	79	2w
156	Albaton silty clay, 0 to 2 percent slopes, occasionally flooded	13.8	11.65	52	3w
144	Blake silty clay loam	38.6	32.6	90	1
137	Haynie silt loam, 0 to 2 percent slopes, occasionally flooded	19.9	16.84	67	2w
237B	Sarpy loamy fine sand, 3 to 7 percent slopes	1.3	1.08	8	4s
514	Grable silt loam	3.9	3.26	44	2s
538	Carr fine sandy loam, 1 to 3 percent slopes	28.0	23.67	51	3s
TOTALS		118.3	100%	68.89	2.05

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.