

LAND FOR SALE

7.58+/- Acres • Winneshiek County, Iowa
Priced at \$48,884

Highlights:

- Productive cropland currently in CRP \$253.76 per acre.
- Possible building site
- One mile from hard surface road

L-2100274-00

Property Location: From Kendallville, go north on 139th for four miles to 380th Street, then turn left and go west one mile. Property will be on the south side of the road.

Legal Description: Lot 1-1 in the Northwest Quarter of the Northeast Quarter of Section 16, Township 100 North, Range 10 West of the 5th P.M., Winneshiek County, Iowa.



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For additional information, please contact:

Randy Mitchell, Agent
New Hampton, Iowa
Cell: (641) 220-3410

RMitchell@FarmersNational.com

www.FarmersNational.com/RandyMitchell



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Property Information

Property Description: Good per acre CRP rate on tillable, possible building site; Buyer is responsible for installing driveway.

Farm Data:

Cropland 5.01 acres
 Other 2.57 acres
 Total 7.58 acres

CRP: 5.01± acres enrolled with an a payment of \$1,271.33, expiring September 30, 2032.

2019 Taxes: \$159.18



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CSR2	CAP
163E2	Fayette silt loam, 14 to 18 percent slopes, moderately eroded	4.4	91.06	35	4e
163C2	Fayette silt loam, 5 to 9 percent slopes, moderately eroded	0.2	3.11	72	3e
487B	Otter-Worthen complex, 1 to 4 percent slopes	0.3	5.83	79	2w
TOTALS		4.9	100%	38.72	3.85

Information provided was obtained from sources deemed reliable, but 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 on the reverse side are the Designated Agents for the seller.