

LAND FOR SALE

97.73+/- Acres, Mills County, Iowa
Offered at \$970,000

Highlights:

- Very Strong ROI
- Immaculate CRP and overall farm condition
- Quality farm ground in a strong area



L-2200229

Property Location: Located on the southwest corner of 305th Street and Hutchings Avenue (County Highway H26).

Legal Description: 97.73 acres all in Lot 2 and Lot 7 in the E1/2 of the NW1/4 of Section 7, T72N, R41W of the 5th PM, Mills County, Iowa.



Farmers
National
Company™

Serving America's Landowners Since 1929

www.FarmersNational.com



For additional information, please contact:

JT Oltman, AFM, Agent

Oakland, Iowa

Office: (712) 642-2838

Cell: (402) 672-7400

JOltman@FarmersNational.com

www.FarmersNational.com/JTOltman



Real Estate Sales • Auctions • Farm and Ranch Management • Appraisals • Insurance • Consultations
Oil and Gas Management • Forest Resource Management • National Hunting Leases • FNC Ag Stock

Property Information

Property Description: A very well maintained farm with an excellent CRP contract, high quality tillable acres, along with nice bird hunting potential.

CRP Information:

• 69.41 acres, due to expire September 30, 2026. Annual payment of \$20,655

Taxes: \$2,978

Farm Data:

Cropland 8.53 acres
 Non-crop 19.79 acres
 CRP 69.41 acres
 Total 97.73 acres

Aerial Photo



Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CSR2	CPI	NCCPI	CAP
9B	Marshall silty clay loam, 2 to 5 percent slopes	26.09	32.01	95.0	0	89	2e
10D2	Monona silt loam, 9 to 14 percent slopes, eroded	18.53	22.73	60.0	0	80	3e
10C2	Monona silt loam, 5 to 9 percent slopes, eroded	9.56	11.73	86.0	0	84	3e
99D2	Exira silty clay loam, 9 to 14 percent slopes, eroded	7.53	9.24	59.0	0	87	3e
10D	Monona silt loam, 9 to 14 percent slopes	6.8	8.34	63.0	0	85	3e
12B	Napier silt loam, 2 to 5 percent slopes	5.48	6.72	93.0	0	89	2e
1D3	Ida silt loam, 9 to 14 percent slopes, severely eroded	3.63	4.45	32.0	0	61	3e
8B	Judson silty clay loam, deep loess, 2 to 5 percent slopes	2.25	2.76	92.0	0	96	2e
9C	Marshall silty clay loam, 5 to 9 percent slopes	1.68	2.06	89.0	0	96	3e
TOTALS		81.51(*)	100%	76.89	-	84.98	2.59

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.