



Farmers  
National  
Company.

[www.FarmersNational.com](http://www.FarmersNational.com)

L-2300432

SCAN THE QR CODE  
FOR MORE INFO!



# LAND FOR SALE

72.72± Acres, Humboldt County, Iowa

OFFERED AT  
**\$150,000.00**

## Highlights:

- Recreational land subject to a Permanent Easement
- 72.2 acres of assumable CRP with annual payments until 9/30/28
- Excellent upland hunting or hunting lease opportunity

For additional information, please contact:

Thad Naeve, Agent | (515) 368-0773

[TNaeve@FarmersNational.com](mailto:TNaeve@FarmersNational.com)

# Property Information

## Location:

Three miles west of Gilmore City on Highway 3 to Delaware Avenue. Farm is on the south side of Highway 3.

## Legal Description:

72.72 acres in the Northwest Quarter of Section 3, Township 91 North, Range 30 West of the 5th P.M., Humboldt County, Iowa, described in a survey recorded as Instrument Number 22E0445 on 7/8/2022 by the Humboldt County Recorder.

## Property Description:

Recreational land with CRP income, located three miles west of Gilmore City, Iowa, subject to a Permanent Lease.



## Farm Data:

Non-crop	3.96 acres
CRP	<u>68.76 acres</u>
Total	72.72 acres

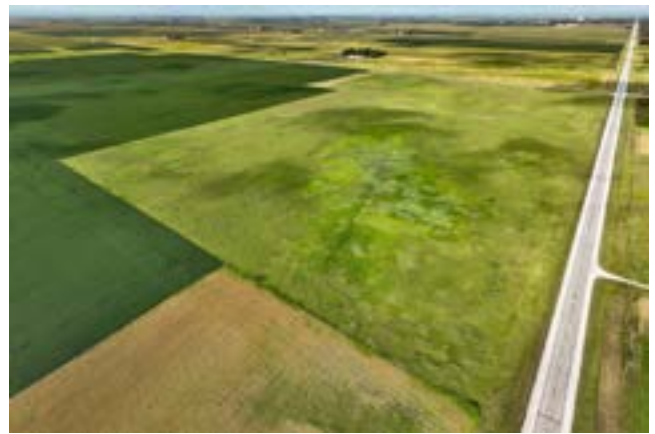
## CRP:

31.17 acres with an annual payment of \$7,482, expiring September 30, 2028.

37.59 acres with an annual payment of \$9,022, expiring September 30, 2028.

**Price:** \$150,000.00

## Aerial Map



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.