



www.FarmersNational.com

L-2400030



SCAN THE QR CODE
FOR MORE INFO!



LAND FOR SALE

157.91± Acres, Polk County, Iowa

OFFERED AT
\$4,737,300

Highlights:

- Potential development property adjacent to residential Bondurant, Iowa
- Good soils, building site with wonderful trees, and great drainage!
- Crop share lease in effect; lease can be terminated if sold and closed prior to December 31, 2023

For additional information, please contact:

Rod Good, Agent | (515) 250-1119

RGood@FarmersNational.com

Property Information

Directions to Property:

From the west side of Bondurant, Iowa, travel north one mile on NE 64th Street from the intersection of NE 78th Avenue and NE 64th Street. The property is located on the east side of NE 64th Street.

Legal Description:

SW 1/4 Section 24, Township 80 North, Range 23 West Of 5th P.M., Polk County, Iowa

Property Description:

Great opportunity to own a prime farm adjacent to growing Bondurant, Iowa!

Farm Data:

Cropland	149.07 acres
Non-crop	<u>8.84 acres</u>
Total	157.91 acres

FSA Information:

	Base	Yield
Corn	73.6 acres	160 bushels
Soybeans	73.5 acres	48 bushels

Improvements:

Two small sheds on property to store small items.

Taxes:

- \$5,882.00



Aerial Map



Soils Map



Soils Description

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CSR2	CPI	NCCPI	CAP
L507	Canisteo clay loam, Bemis moraine, 0 to 2 percent slopes	101.55	64.96	87.0	0	82	2w
L55	Nicollet loam, 1 to 3 percent slopes	52.54	33.81	91.0	0	86	1
L95	Harps clay loam, Bemis moraine, 0 to 2 percent slopes	2.23	1.43	75.0	0	81	2w
TOTALS		156.33(*)	100%	88.17	-	83.32	1.86



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.

Property Location



www.FarmersNational.com

Real Estate Sales • Farm and Ranch Management • Energy Management
Appraisals • Insurance • Consultations • Forestry Management • Hunting Lease Network • FNC Ag Stock