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FOR MORE INFO!



# LAND FOR SALE

5.01± Acres, Audubon County, Iowa

PRICE REDUCED  
**\$71,900**

## Highlights:

- Small tract
- Close to schools
- Hilltop views



**For additional information, please contact:**  
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# Property Information

**Property Description:** Sitting on the edge of Audubon, close to schools and residential neighborhoods, is this small tract with great hilltop views. The property is well cared for and has a permanent easement in place with access to 4th Avenue. The property is being sold as is, and the lease for the 2026 crop year has been terminated. Don't miss your chance to own this unique property!!

**Directions to Property:** From the intersection of Highway 71 and Southside Street, go east to Southside Avenue, turn right and continue on Southside Avenue until you come to 4th Avenue. Turn right onto 4th Avenue, and the property will be on the east side of the road.

**Legal Description:** Parcel B of Block B of the subdivision of Hillcrest Second Addition in the city of Audubon, Audubon County, Iowa, as designated by the surveyor recorded as instruments #20-0700

**Reduced Price:** \$71,900.00

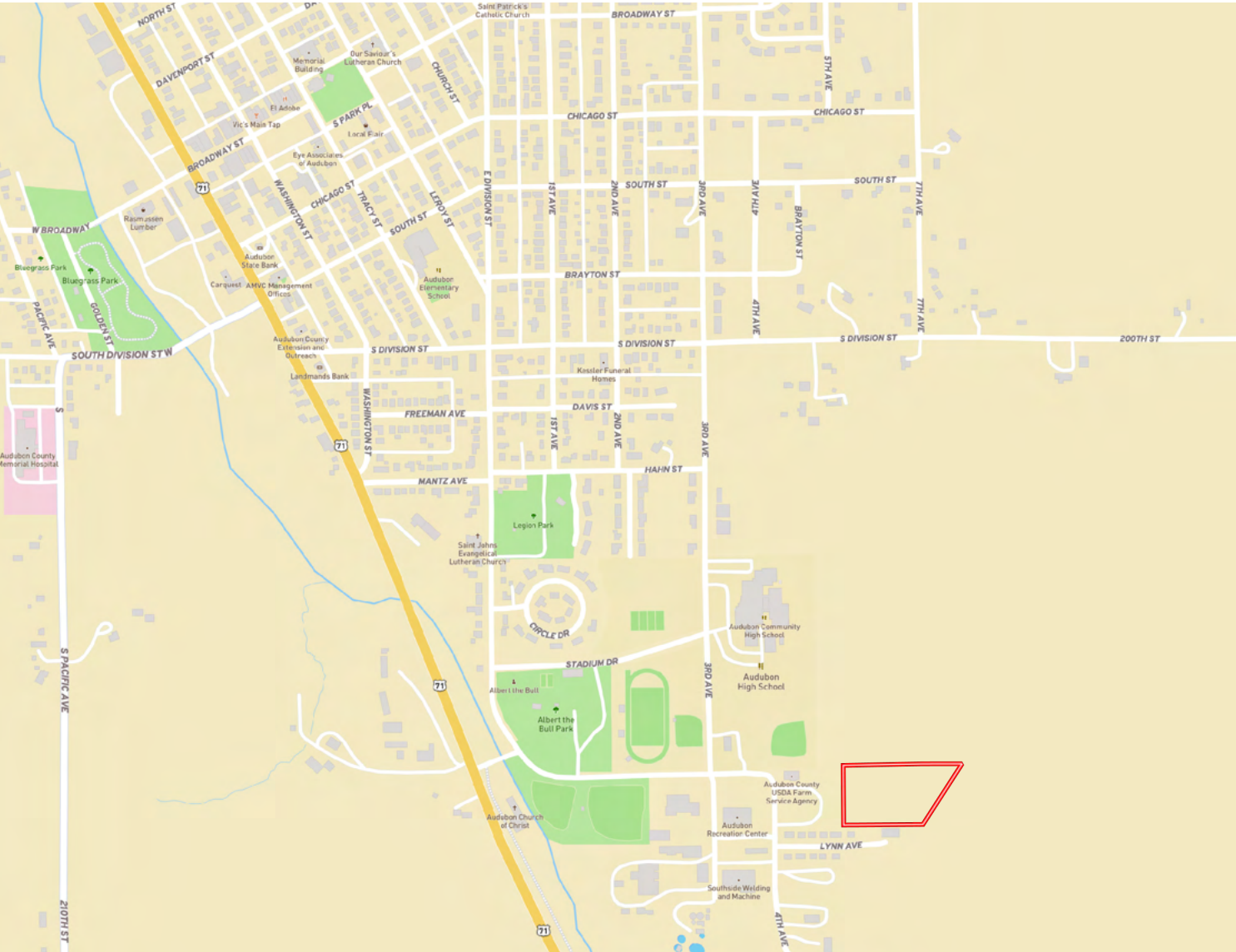
**2025 Taxes:** \$154.00

**Size:** 5.01± acres

<b>Farm Data:</b>	
Cropland	5.01± acres
Total	5.01± acres

<b>FSA Information:</b>		
	<b>Base Acres</b>	<b>Yield</b>
Corn	0.56 acres	202 yield
Bean	0.54 acres	46 yield

## Property Location



Aerial Map



Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CSR2	CPI	NCCPI	CAP
9D2	Marshall silty clay loam, 9 to 14 percent slopes, eroded	1.56	30.23	61.0	0	86	3e
9C2	Marshall silty clay loam, 5 to 9 percent slopes, eroded	1.49	28.88	87.0	0	90	3e
Z93E2	Shelby-Adair clay loams, deep loess, 14 to 18 percent slopes, eroded	1.2	23.26	29.0	0	60	4e
11B	Judson-Colo-Ackmore complex, 2 to 5 percent slopes	0.9	17.44	81.0	0	88	2e
TOTALS		5.15(* )	100%	64.44	-	81.29	3.06



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.



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