

L-2500550



LAND FOR SALE

112.6± Acres, Winneshiek County, Iowa

OFFERED AT
\$15,900 per acre

Highlights:

- Excellent farmground; all one field
- On hard surface road, close to grain market
- Well tiled, see tile maps



**Farmers
National
Company**™

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FOR MORE INFO!



For additional information, please contact:

Randy Mitchell, Agent | (641) 220-3410

RMitchell@FarmersNational.com

Property Information

Directions to Property: From Jackson Junction, go North and West on V64 about four miles. Property will be on the North and East side of the road.

Legal Description: The E1/2 of the NW Frl. 1/4; the SW 1/4 of the NW Frl. 1/4, EXCEPT Lot 1 thereof as shown on the Plat of Survey dated December 8, 2010, and filed December 10, 2010, as Document No. 2010-4663, and Lots 1 and 2 of the NW 1/4 of the NW Frl. 1/4, as per plat filed August 23, 1933, in the Plat Book 10 on Page 7 of Section 6-96N-10W, Winneshiek County, Iowa.

Property Description: High CSR2 farm, well tiled, all one field and on hard surface road

Farm Data:

Cropland	112.6 acres
Total	112.6 acres

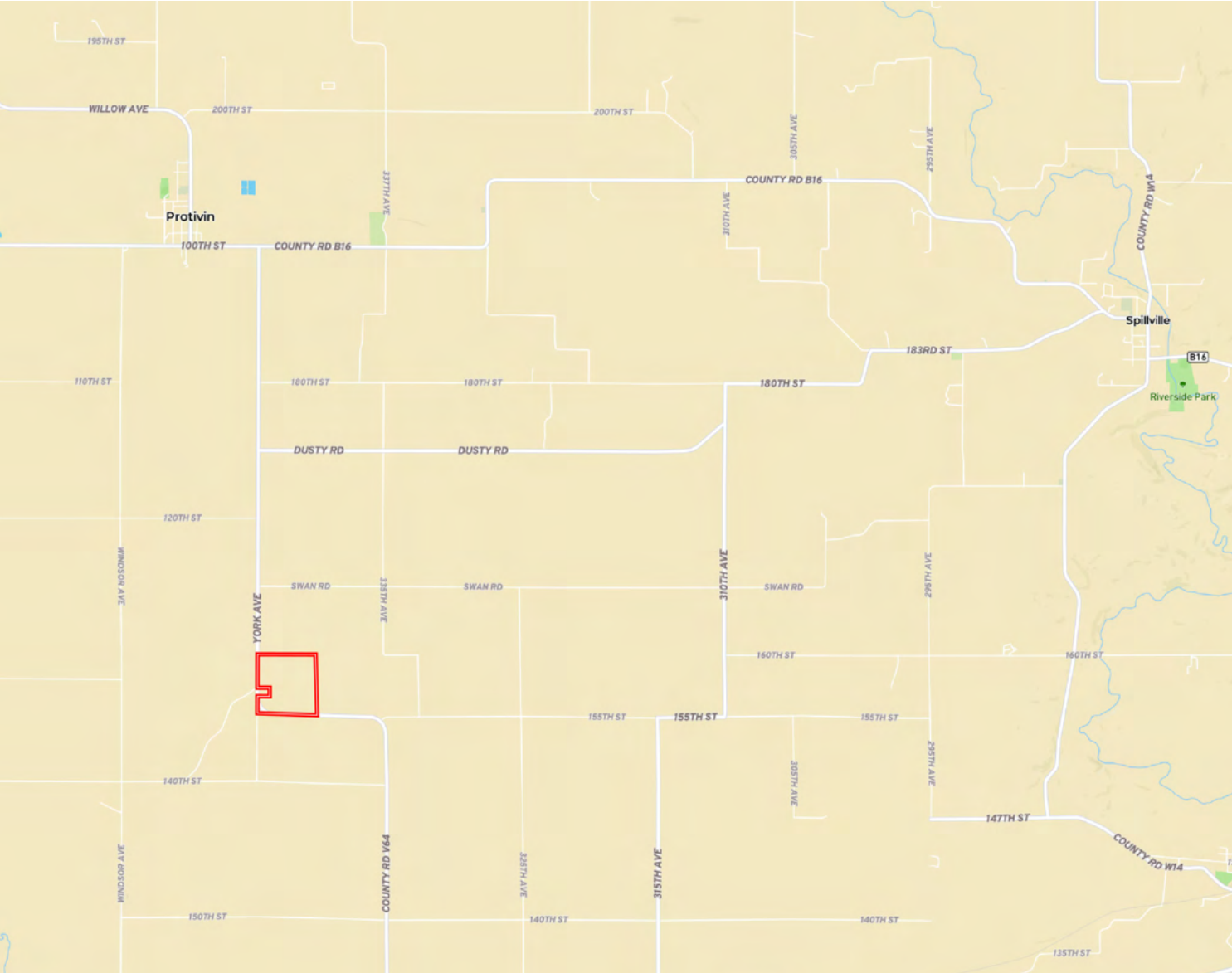
FSA Information:

	Base	Yield
Corn	109.5 acres	180 bushels

Taxes: \$3,590.00

Price: \$15,900 per acre

Location Map

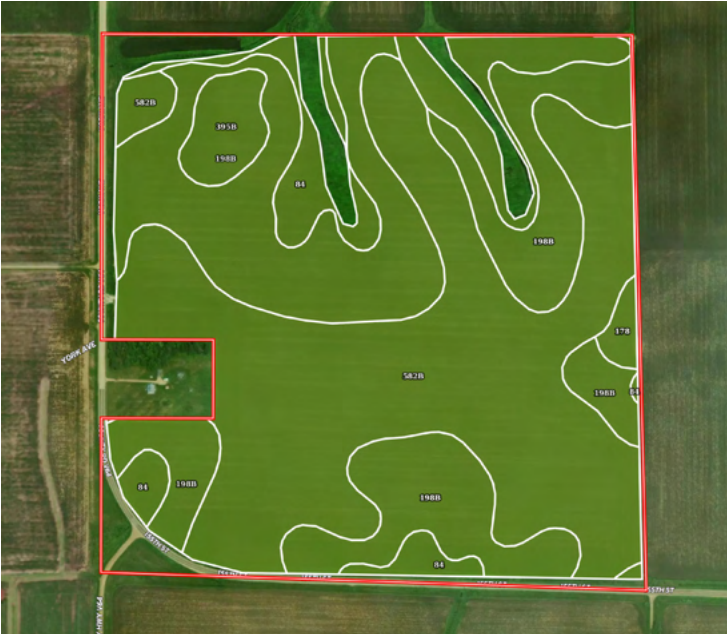


Information provided was obtained from sources deemed reliable, but the broker makes no guarantees as to its accuracy. All prospective buyers are urged to inspect the property, its title and to rely on their own conclusions. Seller reserves the right to refuse any or all offers submitted and may withdraw the property from offering without notice. Farmers National Company and its representatives on the reverse side are the Designated Agents for the seller.

Aerial Map



Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CSR2	CPI	NCCPI	CAP
582B	Kasson loam, 2 to 5 percent slopes	51.24	47.42	75.0	0	79	2e
198B	Floyd loam, 1 to 4 percent slopes	41.18	38.11	89.0	0	88	2w
84	Clyde silt loam, 0 to 3 percent slopes	11.53	10.67	88.0	0	81	2w
395B	Marquis loam, 2 to 5 percent slopes	3.13	2.9	91.0	0	91	2e
178	Waukee loam, 0 to 2 percent slopes	0.96	0.89	69.0	0	83	2s
TOTALS		108.0 4(*)	100%	82.13	-	83.02	2.0



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