

Marshall County **LAND FOR SALE** **80 ACRES** M/L

LISTING #19115

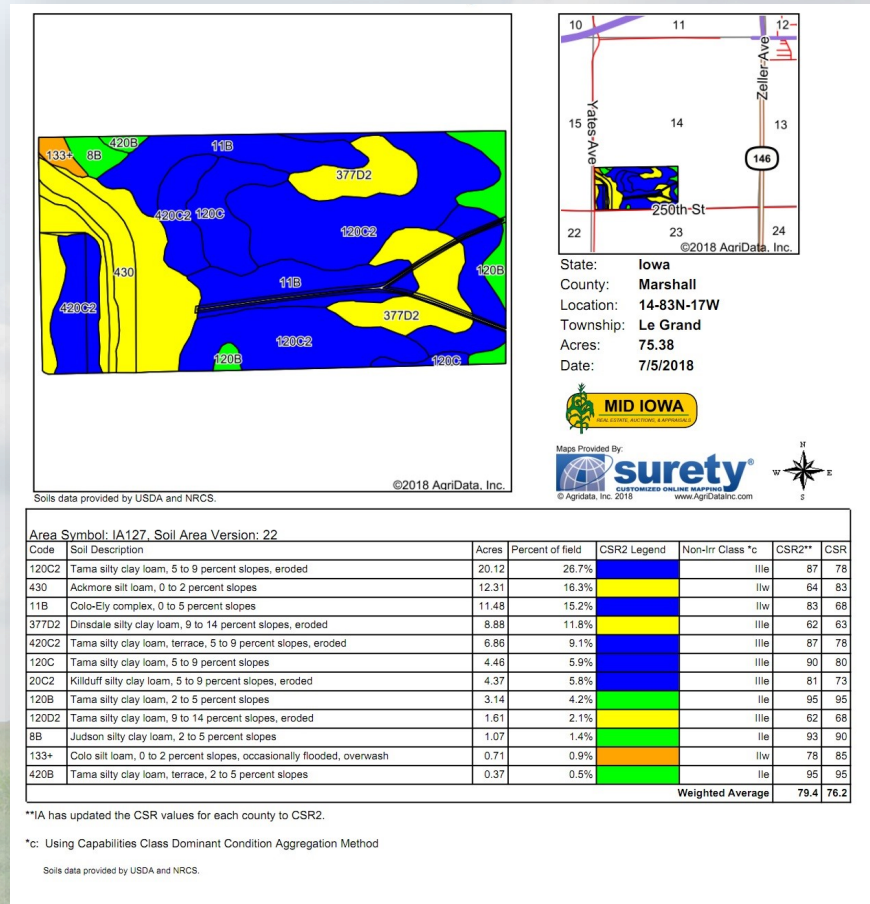


the
DIRT
Dealer



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Iowa Falls, IA

TOTAL SOILS MAP 80A M/L - CSR2: 79.4



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PRICE: \$7,750/acre

DESCRIPTION: 80 acres m/l of eastern Marshall County land is currently offered for sale. This property consists of 80 acres m/l, of which there are an estimated 77.87 taxable acres and 74.16 cropland acres. This property has an average CSR2 of 79.4, with the county average CSR2 being 74.7. Good quality tract of Marshall County farmland with a small amount of CRP. Good access to grain markets.

DIRECTIONS: From Le Grand, Iowa, go south on Highway #146 to 250thth Street, then ½ mile west. Property is located on the north side of 250th Street. Please watch for real estate signs.

LEGAL DESCRIPTION: The South One-Half of the Southwest Quarter (S1/2 SW1/4) in Section Fourteen (14), Township Eighty-three (83) North, Range Seventeen (17), West of the 5th P.M., Marshall County, Iowa. Please refer to abstract for exact legal description.

FARM PROGRAM INFORMATION:

Cropland: 74.16 acres (Est)

Corn Base: 68.39 acres

PLC Yield: 184 bu.

Of the 74.16 crop acres, there are presently 5.5 acres in CRP paying \$260.42/acre until 2027. This farm is classified as Highly Erodible Land and has a conservation plan in place. The Wetlands determination is not complete at this time. FSA will be responsible for the final split of this parcel, as it is part of a larger farm.

FARM LEASE: The subject property is rented for 2019. Contact realtor for details.



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For more information
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See also: Listing #19114 & Listing #19116

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LISTING #19115 TERMS AND CONDITIONS

SALE METHOD: This property will be sold as 80 acres m/l.

IMPROVEMENTS: The subject property is unimproved except for perimeter fence and field drainage tile. There is a waterway on this property that is presently in grass (1.3 acres).

TAXES: \$2300/year or \$29/taxable acre (Est)

MINERALS: All mineral interests owned by the Seller, if any, will be conveyed to the Buyer.

EARNEST PAYMENT: A 10% earnest money payment is required with all offers. The earnest payment may be paid in the form of cash or check. All funds will be held in the named attorney's trust account.

POSSESSION: Possession will be granted at closing, which will occur 30 days from the acceptance of an offer by all parties, subject to the current tenants' rights.

CONTRACT AND TITLE: Immediately upon acceptance of an offer by all parties, buyer will deposit with Mid Iowa Real Estate, Auctions, & Appraisals the required earnest payment. The Seller will provide a current abstract at their expense. Seller to pay all escrow closing costs.

**** PLEASE NOTE:** This property has a Right of Refusal on all offers, which extends out to 30 days after an offer is accepted by the seller.**

CLOSING: Closing will occur 30 days after acceptance of an offer by all parties or whatever date is negotiated by buyer and seller. The balance of the purchase price will be payable at closing in cash, guaranteed check, or wire transfer.

SURVEY: At the Seller's option, the Seller shall provide a new survey where there is not an existing legal or where new boundaries are created. The Seller will be responsible for any survey costs.

ATTORNEY: Robert Weiss

SELLERS: LLBL Keen Trust

This sale is subject to all easements, covenants, leases and restrictions of record. All property is sold on an "As is—Where is" basis with no warranties or guarantees, expressed or implied, made by the Realtor or Seller. All potential buyers are urged perform their due diligence on the subject property prior to submitting an offer. All map boundaries are approximate, and photographs used may or may not depict the actual property. Total tract acres, tillable acres, FSA acres, etc. are approximate and may be subject to change.

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*Mid Iowa Real Estate, Auctions, & Appraisals and its representatives have an agency agreement with the seller
or may have a consensual dual agency agreement with both buyer and seller.*