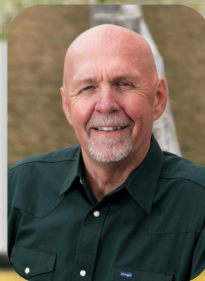


Franklin County **LAND FOR SALE** **130 ACRES** M/L

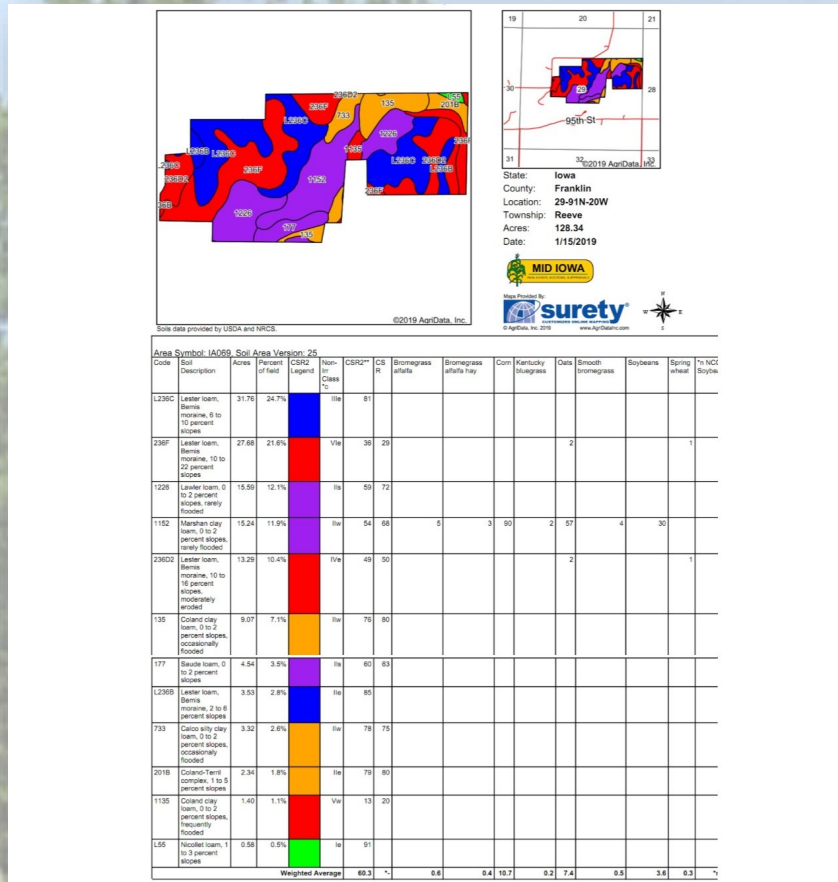
PRIME PASTURE & HUNTING GROUND

LISTING #19104



JEFFREY T. OBRECHT
C: 515-689-1648 O: 641-648-5065
Jeff@TheDirtDealer.com
Iowa Falls, IA

TOTAL SOILS MAP 130 M/L - CSR2: 60.3



LISTING #19104

PRICE: \$5,800/acre

DESCRIPTION: 130 acres m/l of South Central Franklin County land is currently offered for sale. This property consists of 130 acres m/l, of which there are an estimated 129 taxable acres and 31.7 cropland acres. This property has an average CSR2 of 60.3, with the county average CSR2 being 80.7. This property is in the vicinity of Mallory Park and Maynes Grove Conservation areas which are known for the plentiful deer population and other wildlife. Interstate #35 is located approximately 10 miles to the west for easy access, with State Highway #65 located 1 mile to the east.

DIRECTIONS: From Hampton, Iowa, go south on State Highway #65 to 95th Street, then go west on 95th Street to Nettle Avenue, then north on Nettle Avenue ¼ mile to Mallory Drive, then ½ miles east on Mallory Drive. Property is located on the east side of Mallory drive, as it turns north. Please watch for real estate signs.



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LEGAL DESCRIPTION: Parcel is located in Southeast Quarter of the Northwest Quarter (SE1/4 NW1/4); Northeast Quarter of the Southwest Quarter (NE1/4 SW1/4); Northwest Quarter of the Southeast Quarter (NW1/4 SE1/4); South One-Half of the Northeast Quarter (S1/2 NE1/4) all in Section Twenty-nine (29), Township Ninety-one (91) North, Range Twenty (20), West of the 5th P.M., Franklin County, Iowa. Contact realtor for full legal description.

FARM PROGRAM INFORMATION:

Cropland: 31.7 acres (Est)

Corn Base: 20 acres (Est)

Bean Base: 11 acres (Est)

Oat Base: 1 acre (Est)

PLC Yield: 141 bu.

PLC Yield: 40 bu.

PLC Yield: 54 bu.

This farm is classified as Non-Highly Erodible Land and contains a Wetland or Farmed Wetland. The FSA office will be responsible for splitting the acres and bases on this parcel as it is part of a larger farm: the above numbers are estimates.

FARM LEASE: The subject property is open for 2019.



For more information
please visit our website
and look up Listing #19104.

www.TheDirtDealer.com

LISTING #19104 TERMS AND CONDITIONS

SALE METHOD: This property will be sold as one tract of 130 acres m/l.

IMPROVEMENTS: The subject property is unimproved except for perimeter fence and field drainage tile. This property is split into 8 different paddocks with newer interior fence.

TAXES: \$2600/year or \$20/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.

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. Sale is not contingent upon buyer financing. Seller to pay all escrow closing costs.

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: Mike Holt

SELLERS: Doug Alert & Margaret Smith

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.

Franklin County
LAND FOR SALE
130 ACRES_{M/L}

**PRIME
PASTURE
&
HUNTING
GROUND**

For more information
please visit our website
and look up Listing #19104.



MID IOWA

REAL ESTATE, AUCTIONS, & APPRAISALS

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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.