

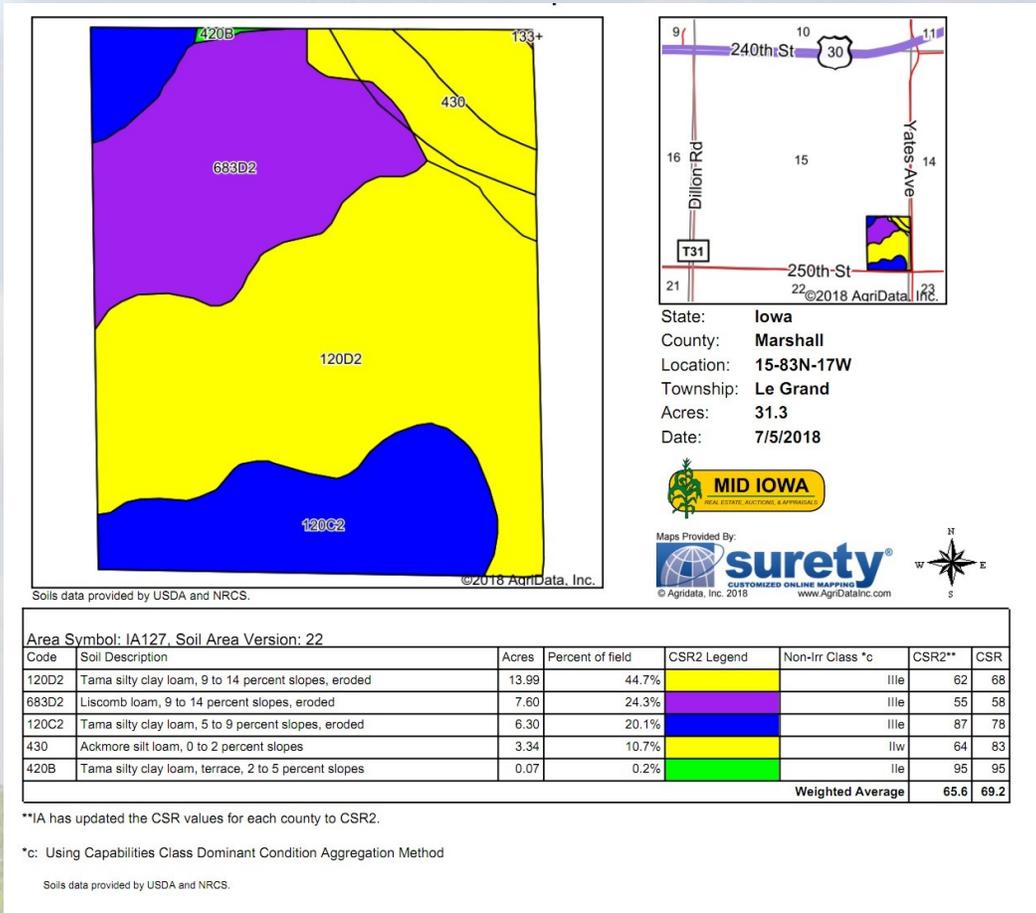
Marshall County **LAND FOR SALE** **30 ACRES** M/L

LISTING #19114



JEFFREY T. OBRECHT
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Iowa Falls, IA

TOTAL SOILS MAP 30A M/L - CSR2: 65.6



LISTING #19114

PRICE: \$7,000/acre

DESCRIPTION: 30 acres m/l of eastern Marshall County land is currently offered for sale. This property consists of 30 acres m/l, of which there are an estimated 28.75 taxable acres and 30.05 cropland acres. This property has an average CSR2 of 65.6, 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 go 1 mile west to Yates Avenue. Property is located in the northwest corner of the intersection of 250th Street and Yates Avenue. Please watch for real estate signs.

LEGAL DESCRIPTION: The Southeast Quarter of the Southeast Quarter (SE1/4 SE1/4) in Section Fifteen (15), 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: 30.05 acres (Est)

Corn Base: 28.65 acres

PLC Yield: 184 bu.

Of the 30.05 crop acres, there are presently 1.4 acres in CRP paying \$261.60/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
please visit our website
and look up Listing #19114.

See also: Listing #19115 & Listing #19116

www.TheDirtDealer.com

LISTING #19114 TERMS AND CONDITIONS

SALE METHOD: This property will be sold as 30 acres m/l.

IMPROVEMENTS: The subject property is unimproved except for perimeter fence and field drainage tile. There is some waste ground on this property that is presently in timber (1.25 acres).

TAXES: \$758/year or \$26/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.