

Kossuth County, Iowa

FARM FOR SALE

160+/- Acres

Wesley Township

LOCATION: Three miles west and three miles north of Wesley on County Road P64. The farm lies on the west side of P64 and on the south side of 250th Street.

LEGAL DESCRIPTION: The Northeast Quarter (NE ¼) of Section Twenty (20), Township Ninety-six (96) North, Range Twenty-Seven (27) West of the 5th P.M., Kossuth County, Iowa.

GENERAL INFORMATION: This is a good quality crop farm with approximately 13,000 bushel of grain storage. The farm has 148.38 acres of cropland with a 74.19 acre corn base and a 74.19 acre soybean base. The PLC payment yields are 160 bushel/acre for corn and 50 bushel/acre for soybeans. The CSR2 of the cropland soils is 86.7.

LIST PRICE: \$2,560,000 (\$16,000/acre)

TERMS: 10% earnest money deposit upon acceptance of offer. The farm is selling subject to a cash rent lease for the 2022 crop year. Closing date is negotiable, but preferred before the end of the year. Seller will pay all real estate taxes and special assessments prorated to closing date.

REAL ESTATE TAXES: \$4,460 (2021-22)

SELLER: Cedarbank Farms, LLC

NOTE: The property information provided was acquired from sources believed to be reliable, however, AgCentric Farm Agency, LLC, makes no guarantees to its accuracy. The farm is being sold as-is, where-is, with no guarantees either expressed or implied. AgCentric Farm Agency, LLC is Agent for the Seller.



FARM MANAGEMENT – APPRAISAL – REAL ESTATE SALES – LAND ACQUISITIONS

2912 Hamilton Blvd, Suite 102, Sioux City, Iowa 51104

Jason D. Woods, Broker	(712) 251-3622
Dick L. Coffman, Broker Associate	(712) 251-3622
Michael Koopmans, Broker Associate	(712) 301-4567
Office Phone	(712) 277-2741

www.AgCentricLLC.com