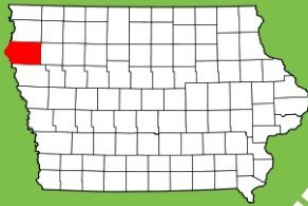


FARM FOR SALE

WITH HOME & OUTBUILDINGS

320 ACRES



MEADOW TOWNSHIP, PLYMOUTH COUNTY, IOWA



Legal Description:
S1/2 Section 1-T93N-R43W

Directions:
The Farm is Located North of 110th Street, East of L22 & West of A Avenue
From Granville: Six Miles South on L22
From Marcus: Five Miles North & Three Miles West

Just Listed!

The Moeller farm has been in the family for over 80 years and the current tenant has just harvested his 65th crop. It has been share cropped throughout the ownership. Extraordinary tenure, strong soil stewardship, and meticulous farming practices are the hallmarks of this farm.

FSA Cropland Acres: 269.78
CSR: 93.0

All of the non cropland acres have been determined to be prior converted by the Plymouth County NRCS and can be reclaimed as cropland without restriction. Conveniently located within the golden triangle of Marcus, Granville, and Remsen affords the new owner the advantages of highly productive soils and access to excellent grain and livestock markets. Call today!

Terms



List Price: \$16,875/acre

10% down payment upon Seller's acceptance. Balance due at settlement.



Settlement within 45 days of accepted offer, or other date mutually agreeable to parties. Possession at closing subject to crop share lease expiring 2/28/2025



AgCentric Farm Agency, LLC is Agent for the Moeller Family, Sellers, in this transaction. The property is being offered for sale "as-is, where-is" with no guarantees either expressed or implied. All data on this advertising was obtained from sources believed to be accurate and reliable. Seller and Agent assume no liability for data provided by third parties.

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