

LAND FOR SALE

OTO TOWNSHIP-WOODBURY COUNTY



76.86 ACRES

Directions:
From Oto, travel approximately 5.5 miles southeasterly on County Road D54 (Danbury Blacktop) to the intersection of Michigan Avenue.

Take a Look!

A fantastic opportunity to purchase a productive farm in the rolling hills of Woodbury County. This tract has a long history of good stewardship and is in a high state of production. Additionally, there is a 10-acre wooded draw with water that can be a great travel corridor for deer and other game species for you to enjoy. Income potential and recreation, all in one farm! Contact us today to make it your own! Additional information with photos and maps available online at www.agcentricllc.com.

Legal Description:

The West Half of the Northwest Quarter (W $\frac{1}{2}$ NW $\frac{1}{4}$) of Section Twenty-two (22), Township Eighty-six (86) North, Range Forty-Three (43) West of the 5th P.M., Woodbury County, Iowa

Farm Data

FSA Cropland Acres: 58.6 (net of terraces)

Primary Soil Types: Napier, Ida & Monona

Average CSR2: 52.2

Real Estate Taxes: \$1,910

Terms

List Price: \$675,000

10% earnest money payment due upon accepted offer. Balance by wire transfer at settlement. Taxes and special assessments prorated to date of closing. Possession subject to cash rent lease expiring 2/28/2027.

 AgCentric Farm Agency, LLC is Agent for the sellers, Oto Park, LLC, 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. Sellers and Agent assume no liability for data provided by third parties.

CONTACT INFORMATION

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