

452.63 TOTAL ACRES FOUR PARCELS

The Zortman Farm - Take Your Pick Or Take Them All!

Here's an opportunity you won't want to sleep on! Spread out conveniently between Onawa & Whiting, with sizes from 76 acres to 144 acres, there's something here for everyone. If you're looking to expand your current operation, you know reasonably priced land in close proximity doesn't come along very often. If you're looking for that ag land property investment with a competitive return and long term appreciation potential, here's your chance that doesn't start with a million dollar price tag. Give us a call, or check out our website at www.AgCentricLLC.com for more details.



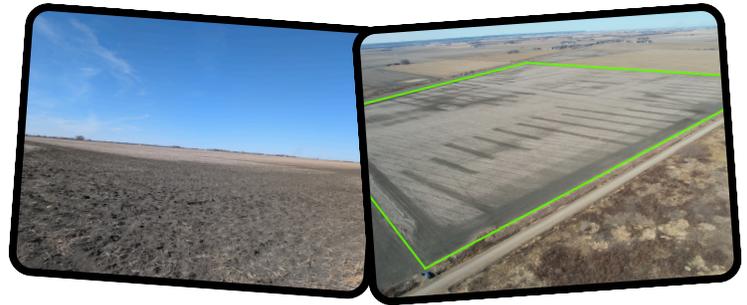
PARCEL 1 - 96.39 ACRES

Legal: Section 14 Ashton Twp

FSA Cropland Acres: 93.18

CSR: 57.0

2025 R/E Tax: \$3,556 (w/ drainage)



PARCEL 2 - 143.5 ACRES

Legal - Section 15 Lincoln Twp

FSA Cropland Acres: 146.51

CSR: 61.6

2025 R/E Tax: \$5,584 (w/ drainage)



PARCEL 3 - 136.25 ACRES

Legal: Section 25 Ashton Twp

FSA Cropland Acres: 136.42

CSR: 82.6

2025 R/E Tax: \$6,900 (w/ drainage)



PARCEL 4 - 76.49 ACRES

Legal: Section 25 Ashton Twp

FSA Cropland Acres: 75.29

CSR: 57.8

2025 R/E Tax: \$2,596 (w/ drainage)

CALL FOR PRICES!

TERMS: 10% down payment upon accepted offer. Balance at settlement. Taxes and drainage assessments prorated to date of closing. Possession subject to cash rent lease expiring 2/28/2027. Seller may assign 2026 rent to Buyer, dependant upon closing date.



AgCentric Farm Agency, LLC is Agent for the seller, Charlotte Zortman Estate, 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

Office Phone:

712-277-2741

www.AgCentricLLC.com

Contact@AgCentricLLC.com

AgCentric
Farm Agency, LLC

2912 Hamilton Blvd, Suite 102
Sioux City, IA 51104

STAFF

- Jason Woods, Broker 712-253-8482
- Mike Koopmans, Broker Associate 712-301-4567
- Dick Coffman, Broker Associate 712-251-3622
- Gary Walters, Salesperson 712-251-1489
- Logan Lloyd, Agent 402-350-4414