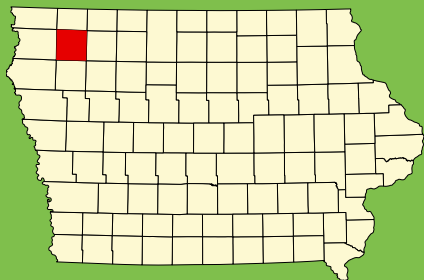


LAND FOR SALE

O'BRIEN COUNTY - HARTLEY TOWNSHIP



141.39 ACRES



Directions:

From Hartley - One mile west of the school on Hwy 18, then 1.5 miles north on Van Buren Ave.

New Listing!

High quality farm. High quality location. AgCentric Farm Agency is proud to represent the Tilton family and offer this farm for sale. The Tilton farm consists of 145.18 gross/141.39 net taxed acres per the O'Brien County Assessor, and is situated in close proximity to Hartley and nearby grain markets. This is one you'll want to act on quickly! Additional information available upon request, or by visiting us online at www.agcentricllc.com.

Legal Description:

The Fractional Northwest Quarter (NW1/4) of Section Nineteen (19), Township Ninety-seven (97) North, Range Thirty-nine (39) West of the 5th P.M., O'Brien County, Iowa

Farm Data

FSA Cropland Acres: 135.39 acres

CSR: 94.0

Primary Soil Types: Primghar, Sac, Colo & Marcus

DCP Base Acres: 56.75 (corn) / 56.75 (soybean)

PLC Yields: 182 bu/acre (corn) / 52 bu/acre (soybean)

Real Estate Taxes: \$5,206 (\$35.86/acre)

Terms

List Price: \$2,545,020 (\$18,000/acre)

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 2/28/2026. Lease open for 2027. Settlement date subject to mutual agreement of buyer & seller. Seller plans to do a 1031 like-kind exchange



AgCentric Farm Agency, LLC is Agent for the sellers, Ronald Tilton, Norma Williams, Shirley Tilton & James Tilton 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

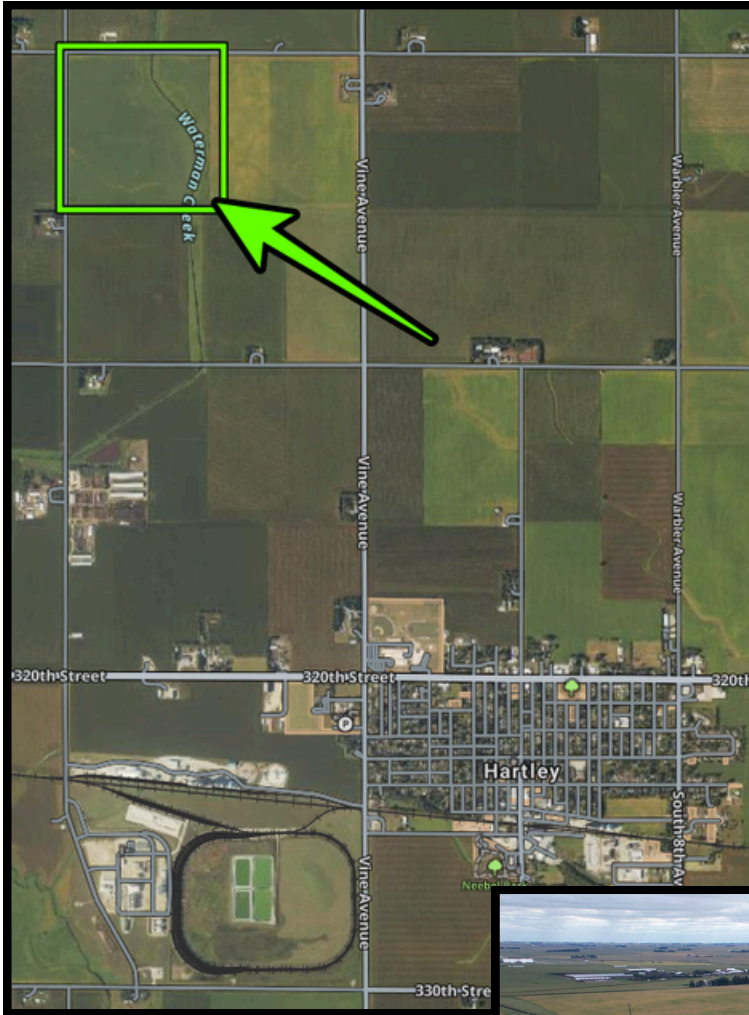
Sioux City, IA 51104

STAFF

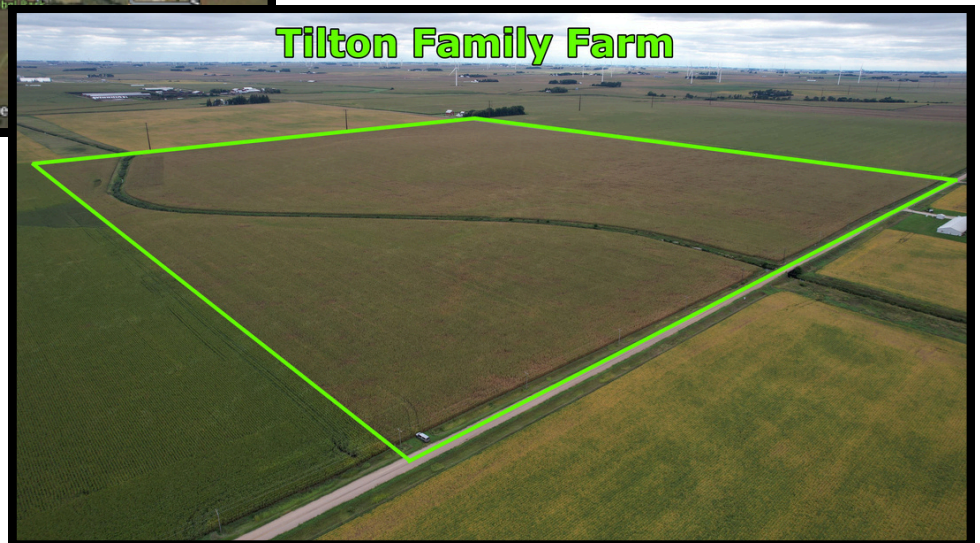
- Jason Woods, Broker 712-253-8482
- Mike Koopmans, Broker Associate 712-301-4567
- Dick Coffman, Broker Associate 712-251-3622
- Logan Lloyd, Salesperson 402-350-4414

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O'BRIEN COUNTY - HARTLEY TOWNSHIP



\$18,000/acre



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