

# Farm For Sale 94.04 Ac. Page Co. IA

**Location:** Approx. 7 miles South of Red Oak on the west side of Hwy 48 & north side of 110<sup>th</sup> St.

**Description:** Terraced upland row crop farm with nice machine shed on Hwy 48.

**Legal Description:** S1/2SE1/4 & E1/2SE1/4SW1/4 all in Section 5, Township 70 North, Range 38 West of the 5<sup>th</sup> P.M. all in Fremont Township, Page County Iowa containing 94.04 taxable acres m/l.

**List Price:** \$7,000 per acre x 94.04 taxable acres = \$658,280.

**Cropland:** 85.06 FSA Cropland Acres.      **CSR2:** 70.2 CSR2 Per Surety Mapping Software.

**Soils:** Soil Types Include Exira, Colo-Judson, Marshall, Shelby, Adair, Ladoga & Shelby-Adair.

**FSA Info:** Farm #2726 Tract #2504. Corn Base Acres = 67.80 & Corn PLC Yield = 102  
Bean Base Acres = .71 & Bean PLC Yield = 30.

**2020-21 Taxes:** \$2,404 per year.

**CRP Contract:** 16.55 acres x \$221.64/Ac. or \$3,668/year. Contract expires on 9/30/26.

**Improvements:** Harlan machine Shed 50' x 54' built in 1998. Building has electric service & dirt floor.

**Terms:** Cash. 10% earnest deposit due upon signing a purchase agreement.

**Possession:** At closing subject to 2021 lease which expires on February 28, 2022. Seller Retains 100% of 2021 Cash Rent.

**Closing:** 30 days after acceptance of offer.

**Seller:** Karen Swanger

**Kelly Summy, Broker**  
(402)-670-0878

**Evan Summy, Assoc. Broker**  
(402)-618-1326

**James Johnston, Salesperson**  
(712)-420-1225



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**Disclaimer:** The information in this brochure was gathered from various sources deemed reliable, but it can't be guaranteed by Midwest Ag Services, Inc. All data should be verified for accuracy by interested parties.

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