



LAND FOR SALE

Palo Alto County

71.71
ACRES +/-



FARM DESCRIPTION

PRICE: \$860,520

Here is a nice, affordable row crop farm located in Palo Alto County, Iowa. The farm is located 2 1/2 miles northwest of Fenton, Iowa. The farm offers 68.78 +/- cropland carrying a CSR2 of 74.1. The farm is situated in extreme northeast Palo Alto County in Section 2 of Independence Township. The farm is considered an open lease for the 2025 crop season. Here is an opportunity to purchase acres for this year as long as a good long long-standing investment for the future. Local grain sale options are located in Fenton, IA.

In addition to the cropland acres, there is some additional storage on the farm. A 75 X 48 ft building was built in 1985. A number of bins are also located on the farm for a new buyer to use to their desire. Contact Land Broker Luke Skinner at 515-468-3610, Land Broker Matt Skinner at 515-443-5004 to set up a private showing.



LUKE SKINNER | LAND BROKER
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MATT SKINNER | LAND BROKER
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AERIAL PHOTO

Palo Alto County

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FARM SPECIFICATIONS:

Asking Price:

\$860,520 or \$12,000/ Acre

Location:

From Fenton, Iowa. Travel north on 15 for 2 ½ miles
Turn left or go west 2 miles on 340th/270th
The farm sits on the corner of 270th St and 570th Ave.
Land for sale sign is located at the entrance.

Legal Description:

71.71 +/- net acres located in Palo Alto County, Iowa;
Independence Township, Section 2. Exact legal will
come from the Abstract.

Tax Information:

\$2,102 Estimated Annually



PROPERTY PHOTOS

Palo Alto County

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ABOUT US

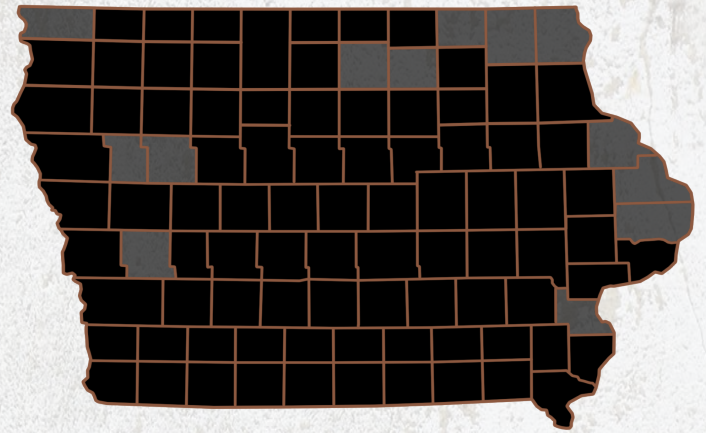
We are Iowa Land Company

A REAL ESTATE BROKERAGE GROWN ON THE BEST DIRT IN AMERICA

WHAT WE DO

At Iowa Land Company, our approach is like that of a farmer: prepare, do the hard work and when the time comes, enjoy a successful harvest. We're a farmland real estate company and helping connect buyers and sellers of Iowa land is our specialty. As a team of native Iowans, our boots only know Iowa dirt. Our team of land experts combine years of real estate experience with the latest technology and marketing innovations to give you a modern real estate service unmatched in the Hawkeye State.

-  LAND AUCTIONS
-  LAND LISTINGS
-  NATIONAL MARKETING



"IOWA IS OUR FACTORY, LAND MARKETING IS OUR CRAFT, FARMLAND TRANSACTIONS ARE OUR PRODUCT, AND THE PEOPLE ARE WHAT MAKE UP OUR BUSINESS"

-Iowa Land Company



Luke and Matt are your local Land Brokers for Iowa Land Company, a family owned business which they Co-Founded with their two brothers Cody and Nick Skinner. Our goal is to be a trusted source in the Iowa farmland market while connecting buyers and sellers of Iowa land. Over the past six years we have represented clients in over 400 land real estate transactions selling 18,000 + acres of Iowa Land. We look forward to the opportunity to work for you and your family.



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Branded in Land

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