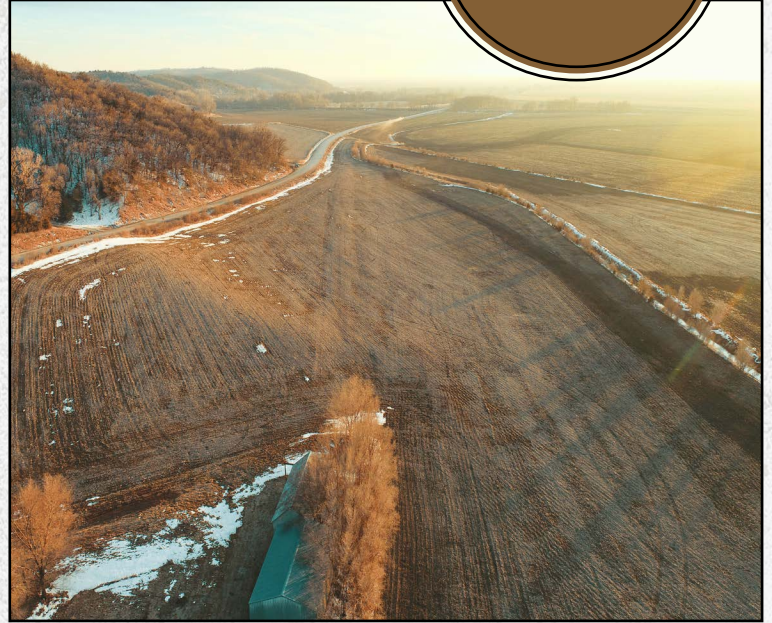




LAND FOR SALE

Monona County

231.83
ACRES +/-



FARM DESCRIPTION

PRICE: \$2,202,385

Iowa Land Company is pleased to present the Elmquist farm listing in Monona County, Iowa. The farm consists of 231.88 +/- taxable acres, located south of Ticonic, Iowa 3 miles. The farm is situated in Section 5 of Kennebec Township. The farm is being offered as a one-tract option. This is a great opportunity for local farmers to expand their current farming operation and give investors the ability to purchase quality farmland acres with added CRP income. 117.93 +/- acres currently are in cropland. The cropland is Classified as HEL and NHEL farmland. The farm has a 73 CSR2 weighted average across the entire cropland acres. The farm also offers 101.09 +/- acres of CRP. The annual payment is \$30,266. The cropland has an open lease for the 2025 cropland season. This farm offers nearly flat farmland acres and productive soils for productive harvest in the years to come!

Call Land Broker Matt Skinner at 515-443-5004 or Land Broker/ Auctioneer Luke Skinner at 515-468-3610 for more information on this Monona County Land For Sale.



MATT SKINNER | LAND BROKER
Matt@IowaLandCompany.com
515-443-5004

Carroll Office
805 N Main Street
Carroll, IA 51401

LUKE SKINNER | LAND BROKER
Luke@IowaLandCompany.com
515-468-3610



AERIAL PHOTO

Monona County

231.83
ACRES +/-



FARM SPECIFICATIONS:

Asking Price:

\$2,202,385 or \$9,500/ Acre

Location:

From Ticonic, Iowa, Take HWY L12 out of town to the south 3.5 miles. Farm will be on the west side of the road. Signs will be along the roadway.

Legal Description:

231.83 +/- acres located in Monona County, Iowa; Kennebec Township, Section 5. Exact legal will come from the deed.

Tax Information:

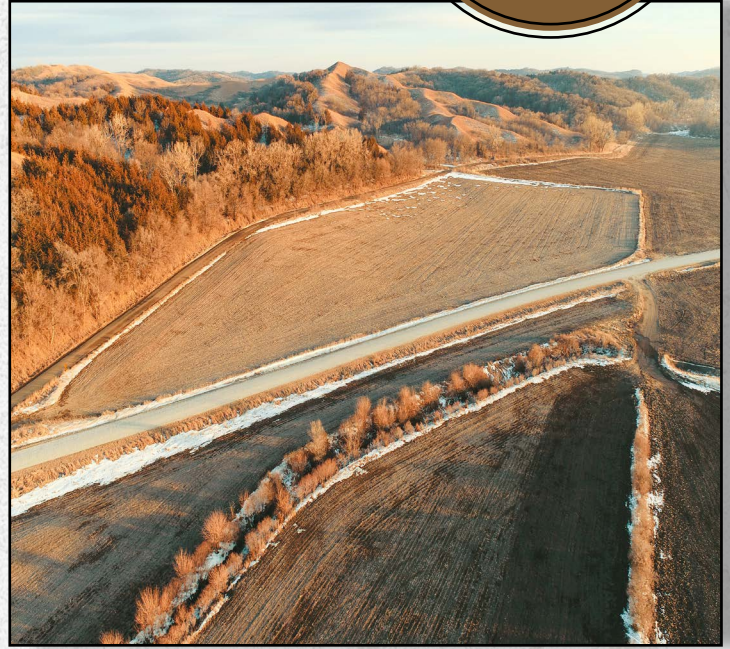
\$5,251 +/- annually estimated from the county assessor.



PROPERTY PHOTOS

Monona County

231.83
ACRES +/-








ABOUT US

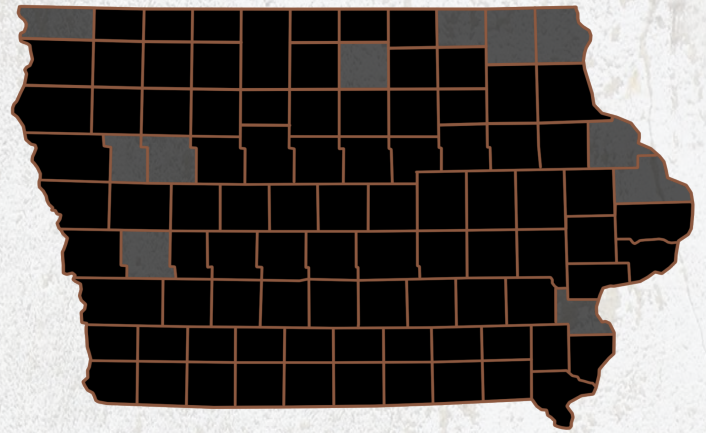
We are Iowa Land Company

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