



LAND FOR SALE

Plymouth County

168.2
ACRES +/-



FARM DESCRIPTION

PRICE: \$2,943,500

Iowa Land Company is pleased to present the Norma Davis Trust farm sale in Plymouth County, Iowa. The farm consists of 168.2 +/- acres, located 7 miles northwest of Kingsley, Iowa. The farm is situated in Section 7 of Elkhorn Township. The farm is being offered as a one-tract option. This is a great opportunity for local farmers to expand their current farming operations. Investors take a look, this is an opportunity to buy a high percentage income-producing acre farm. The farm has 165.92 +/- acres considered FSA cropland acres. The current cropland acres have an 86.3 CSR2 weighted average across the cropland acres, which is above the county average. Over 85% of the farm offers soil ratings ranging from 84-95, with Galva Silty Clay Loam being the strong majority. The farm is located on a hard pavement road south side of C60. Located in a region where land is held in tight hands, this really is a once-in-a-generation opportunity to expand an operation. Located within close proximity of multiple grain selling outlets. The farm is currently being offered with an open tenancy.

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



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

Fort Dodge Office
320 A Street
Fort Dodge, IA 50501

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



AERIAL PHOTO

Plymouth County

168.2
ACRES +/-



FARM SPECIFICATIONS:

Asking Price:

\$2,943,500 or \$17,500/ Acre

Location:

From Kingsley, Iowa, travel north on C66 for approximately 3 miles. Turn left and go west on C60 for 4 miles. For sale signs are located on the property (South side of C 60.)

Legal Description:

168.2 +/- acres located in Plymouth County, Iowa; Elkhorn Township, Section 7. Exact legal will come from the deed.

Tax Information:

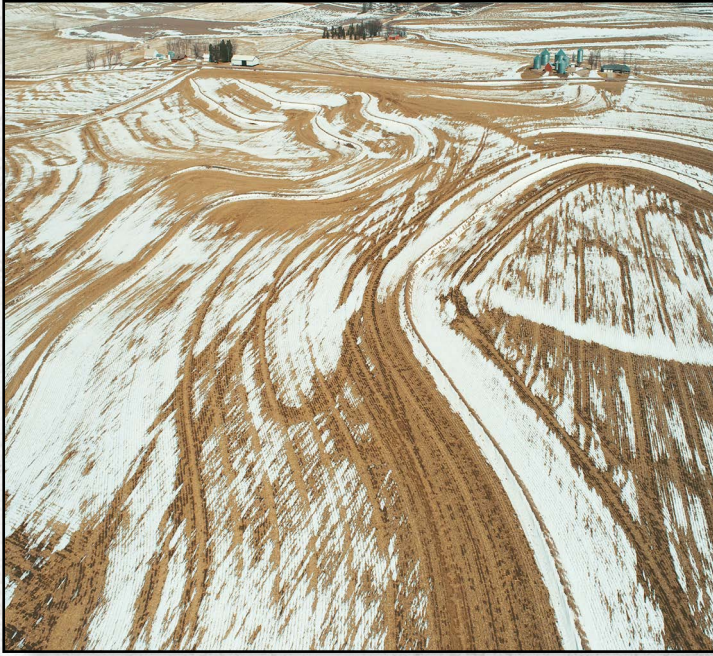
\$4,906 +/- annually estimated from the Plymouth county assessor



PROPERTY PHOTOS

Plymouth County

168.2
ACRES +/-








ABOUT US

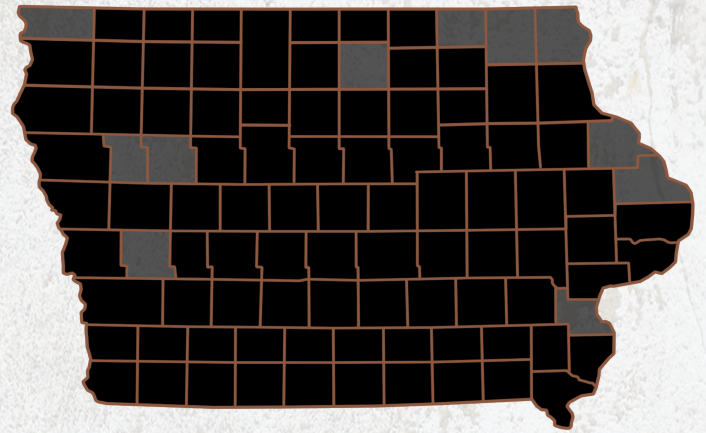
We are Iowa Land Company

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

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