

Farm For Sale

+/-152 Acres Osceola County, Iowa

Property Location
4 Miles NW of Sibley, IA

Legal Description
E 1/2 of NW 1/4 & NW 1/4, NW 1/4 & Tract W 1/2 of NE 1/4 of Section 5 T99N—R42W—West Holman Township

Owner
Blanche Geronsin Revocable Trust

Soil Type

- Sac silty clay loam
- Ransom silty clay loam
- Everly silty clay loam

CSR: 78.2
CSR2: 94.6

FSA Information

- Cropland 143.44 acres

	<u>Corn</u>	<u>Beans</u>
Base	71.8	71.7
PLC Yield	169.0	47.0

Real Estate Taxes

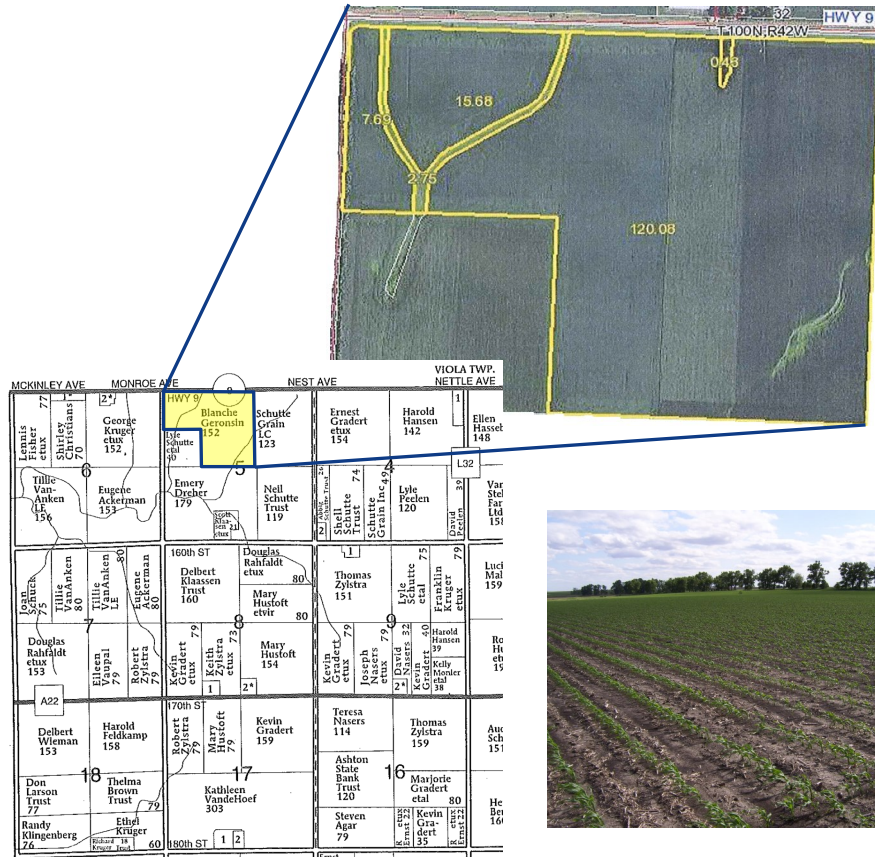
- \$3,872 for 2015-2016

Terms

- Cash sale

Price

- \$11,900 per acre
- \$1,808,800 total



Broker's Comments: The farm is highly productive with excellent quality soils. The land is Class I and Class II soils which produce excellent crop yields. The farm is located between two local grain markets in Sibley and Little Rock. The high quality of this farm makes it an excellent investment.

For additional information:
www.agrilandinc.com