

Farm For Sale

160± Acres Lyon County, Iowa

Property Location

3 Miles NW of Rock Rapids, IA

Legal Description

NE 1/4 section 26 –T100N—R46W– Allison Township

Owners

Jack and Marietta Schemmel

Soil Type

- Eagen silty clay loam
- Moody silty clay loam
- Trent silty clay loam

CSR: 63.6

FSA Information

- Cropland 154.9 acres

	<u>Corn</u>	<u>Beans</u>
Base	76.0	76.0
Direct Yield	116	38
CC Yield	143	46

Real Estate Taxes

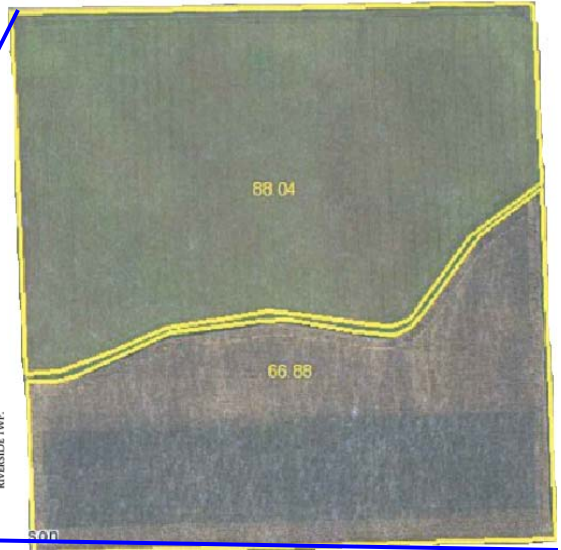
- \$3,548 per year

Terms

- Cash sale
- Available for 2012 crop year

Price

- \$13,100 per acre
- \$2,096,000 total



Broker's Comments: This is a highly productive farm with an excellent yield history. It is located between two local grain markets in Lester and Rock Rapids providing good marketing opportunities. Tile and fertility have been well maintained. The quality of this farm would make it an excellent investment.

For additional information:

www.agrilandinc.com