

Poweshiek County Land For Sale

52 acres m/1 Section 27, Sugar Creek Township

Description: 52 acres m/1 of Poweshiek County land for sale. The property has a unique setting with recreational benefits from being enrolled in the Wetland Reserve Program (WRP). The farm is secluded and has a quiet setting for those who enjoy the outdoors and wildlife. A rare opportunity to purchase a smaller parcel of recreational land in Poweshiek County within 10 miles from Interstate 80 and the city of Grinnell.

Agents

Matt Mann
(641) 990-4016

Matt@IowaLandSales.com

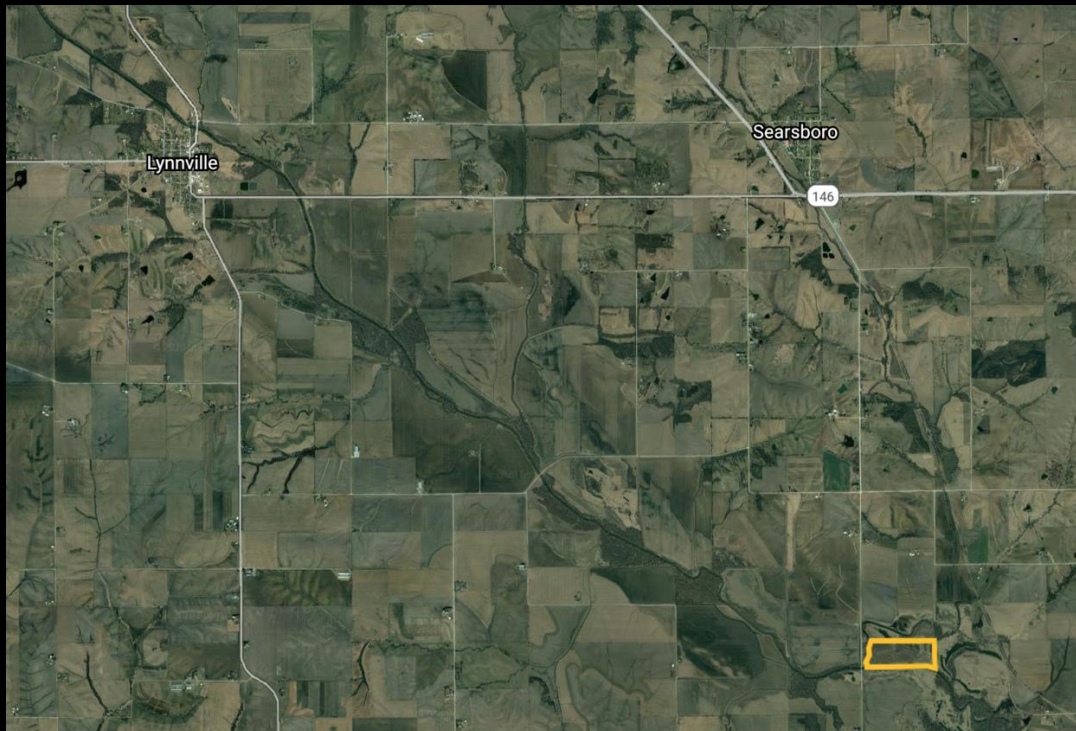
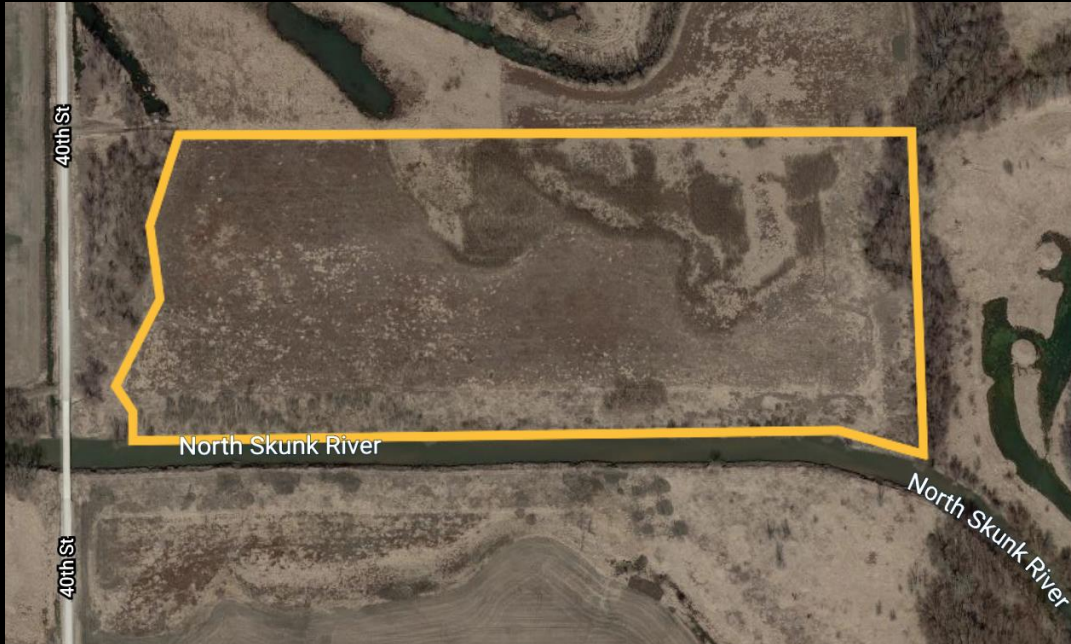


Vince Johnson III
(641) 891-5326

Vince@IowaLandSales.com



Property Information



Price & Terms

\$130,000 total, \$2,500 per acre on 52 acres m/l. 10% down upon acceptance of offer, balance due at closing.

Legal Description

Poweshiek County- 52 acres m/l in the NE ¼ SW ¼ Except Parcels A & B, NW ¼ SE ¼ lying north of the River Except Parcel B, all in Section 27, Township 78 North, Range 16 West of the 5thP.M., Poweshiek County, Iowa. (Exact Legal Description will be determined from the Abstract)

Estimated Net Taxes

N

Taxes Payable 2020-2021: \$978

Corn Suitability Rating

CSR2: 56.4 per AgriData on Entire Farm

Wetland Reserve Program (WRP)

The entire property is enrolled in the Wetland Reserve Program.

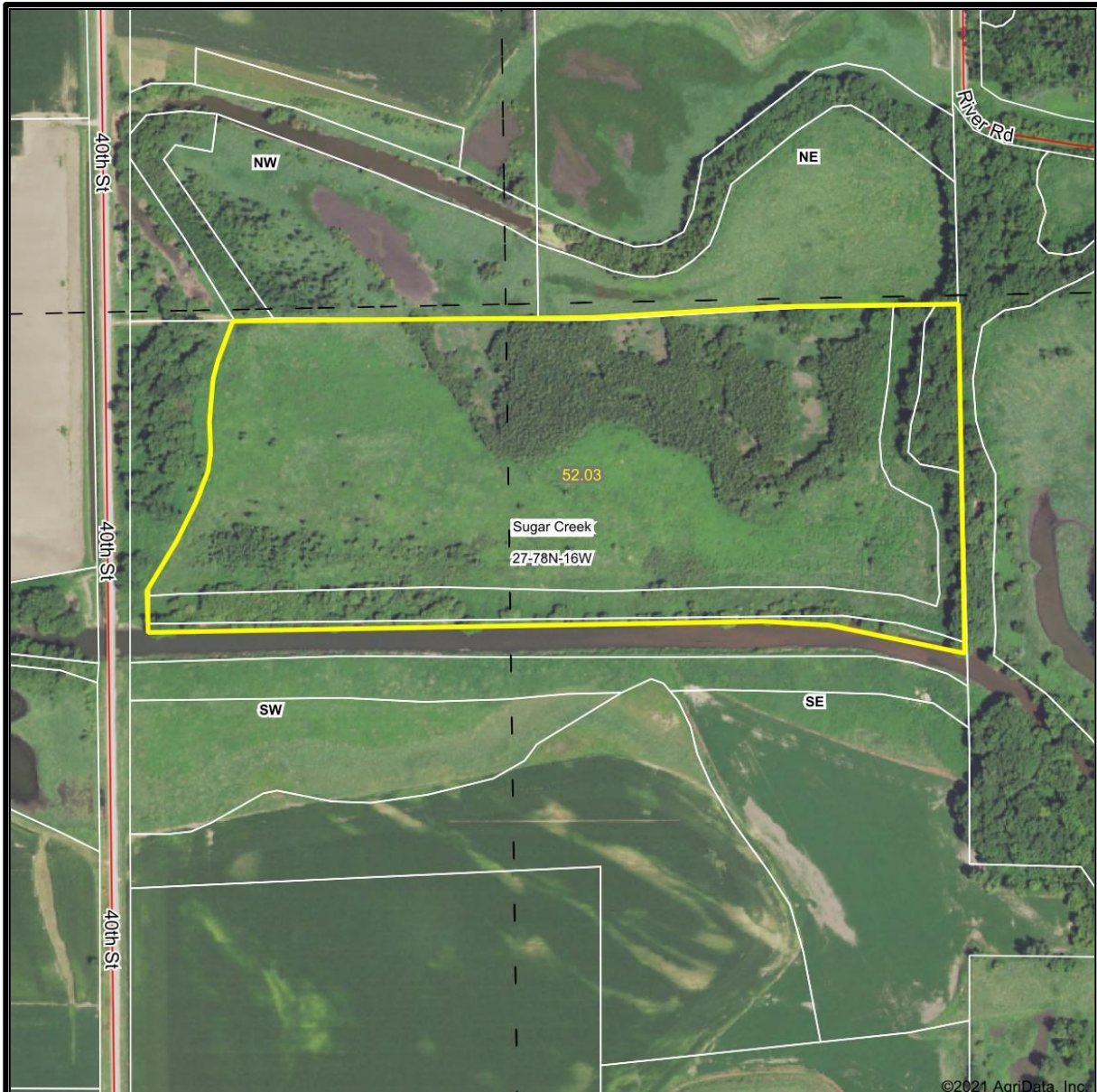
Access Easement

There is a permanent easement to access the property from the west on 40th Street and from the north on River Road.

Directions

From Interstate 80, take Exit 182 (Grinnell Exit) and travel south on Highway 146 for approximately 8 miles. Turn right onto 40th Street and continue south 3 miles. The property will be located on the east side of the gravel road. Iowa Land Sales & Farm Management for sale signs will be located on property.

Aerial



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LAND SALES
& FARM MANAGEMENT
experts in our fields.

Map Center: 41° 31' 43.56, -92° 41' 24.65

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Maps Provided By

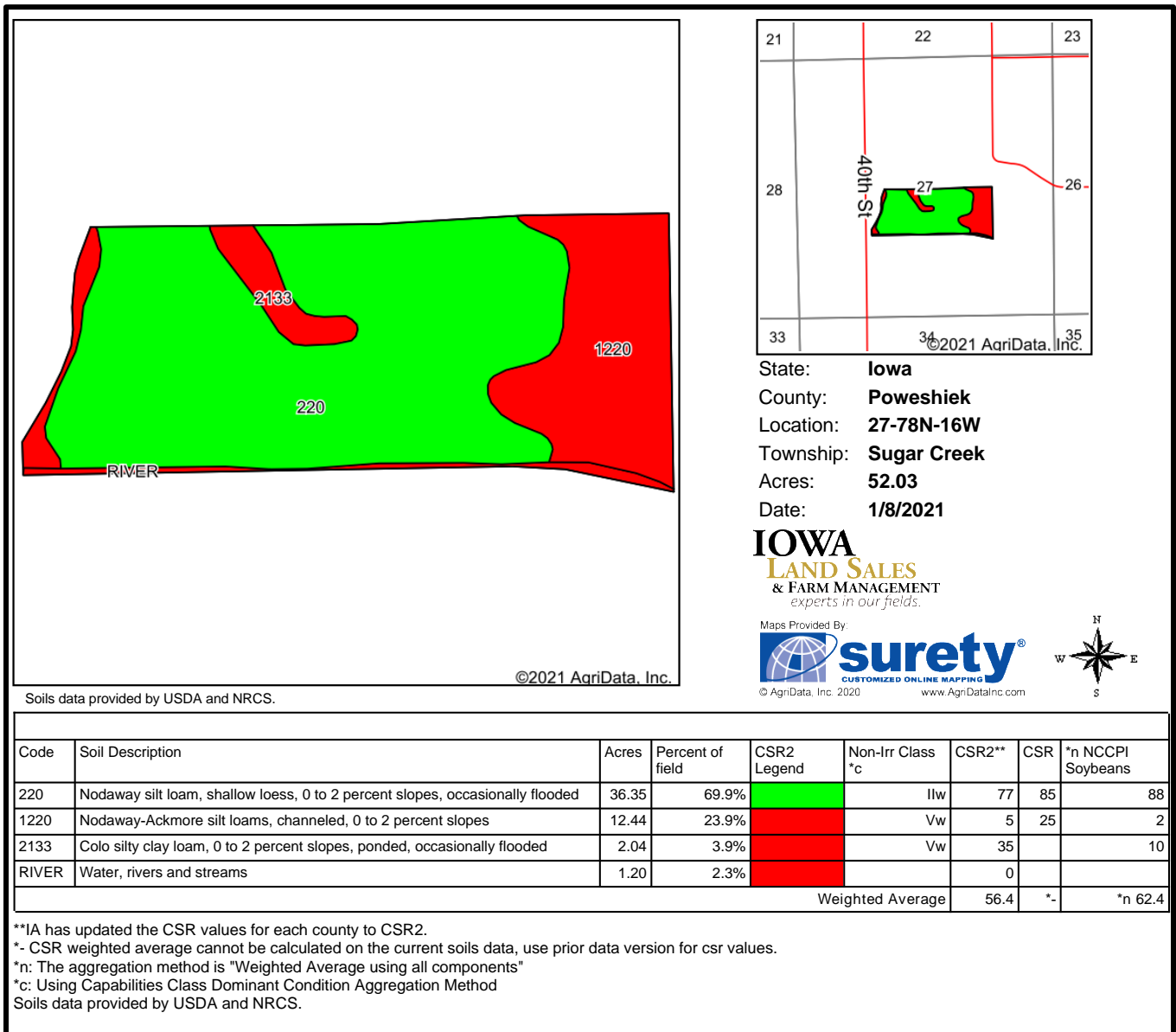
CUSTOMIZED ONLINE MAPPING
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27-78N-16W
Poweshiek County
Iowa



Field borders provided by Farm Service Agency as of 5/21/2008

Soils Map



Sale Terms & Announcements

Method: This property is being offered for sale as an individual tract.

Contract & Earnest Payment: A 10% earnest money payment is required upon acceptance of offer and balance will be due at closing.

Closing & Possession: Closing date will be on or about 30 days upon acceptance of offer. Possession will be granted to the buyer at closing.

Announcements: All property is sold on an “As is, Where is” basis. No warranty or guaranty, either expressed or implied, is made by the seller. Sale is subject to all covenants, leases and easements of record. Conducting inspections and due diligence is the responsibility of each party and at their own risk.

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