

## ***Poweshiek County Land for Sale***

14 acres m/1 – Section 5, Jackson Township

**Description:** 14 Acres m/1 of Poweshiek County land for sale. This property is located .75 miles east of Montezuma along Highway 85. This tract of land provides a unique setting with several commercial, residential, and agricultural opportunities. The cropland is available for the 2021 crop year.

### ***Agents***

Matt Mann

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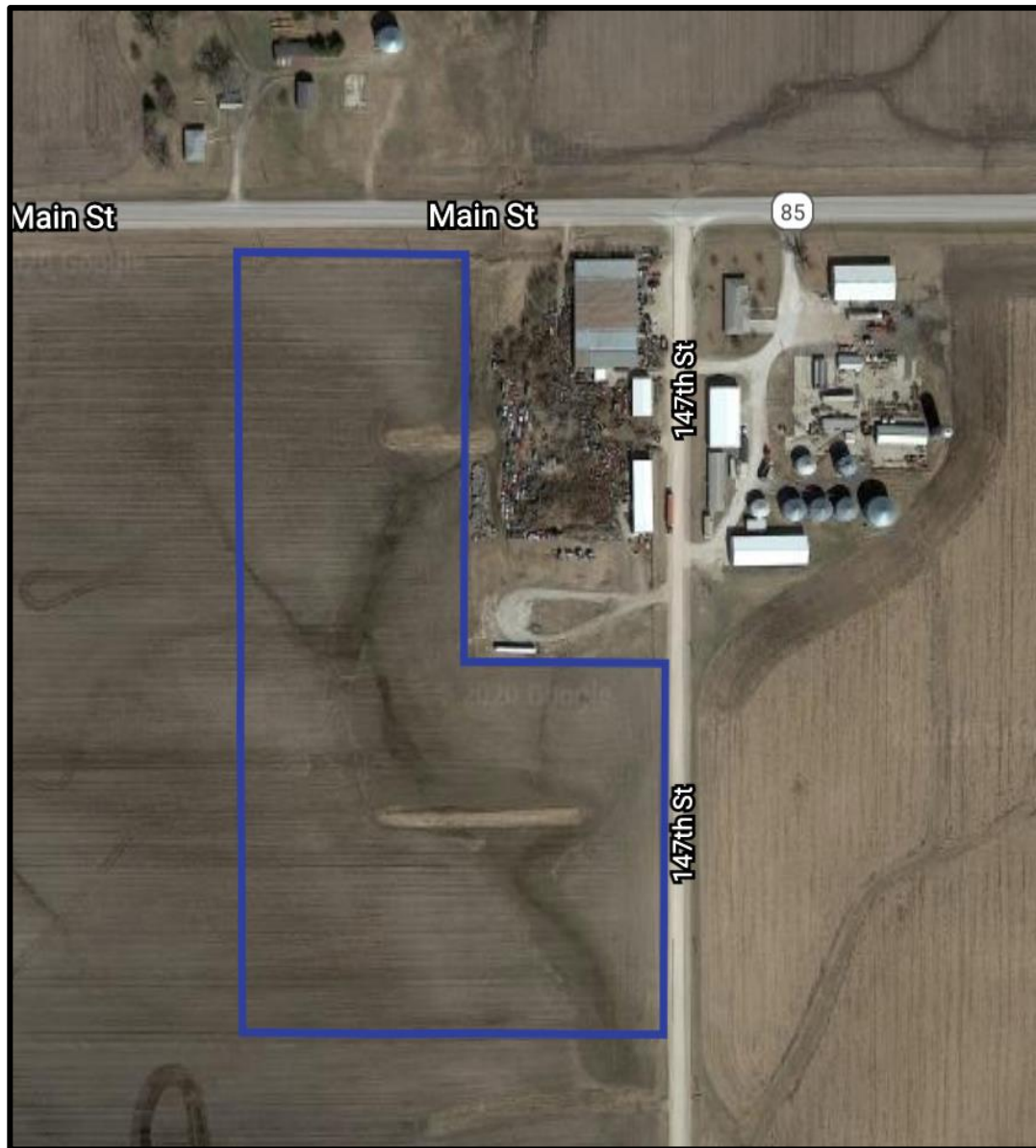
Vince Johnson III

(641) 891-5326

[Vince@IowaLandSales.com](mailto:Vince@IowaLandSales.com)



## *Property Information*



### ***Price & Terms***

\$210,000 total, \$15,000 per acre on 14 acres. 10% due upon acceptance of offer, balance due at closing.

### ***Legal Description***

*Poweshiek County* – 14 acres m/l in Parcel E & Parcel B in the NE  $\frac{1}{4}$  of the SW  $\frac{1}{4}$  of the SE  $\frac{1}{4}$ , Parcel D in the SE  $\frac{1}{4}$  of the SW  $\frac{1}{4}$  of the SE  $\frac{1}{4}$ , all in Section 5, Township 78 North, Range 14 West of the 5<sup>th</sup>P.M., Poweshiek County, Iowa.

***Estimated Net Taxes*** ***N***

Taxes Payable 2020-2021: \$400.00

Net Taxable acres: 14.0

***Possession***

The cropland is available for the 2021 crop year.

***FSA Data***

Farm Number: 5903

DCP Cropland: 13.6 acres

Corn Base Acres: 8.82

Soybean Base Acres: 4.78

Corn PLC Yield: 154 bushels per acre

Soybean PLC Yield: 51 bushels per acre

Corn and Soybeans are enrolled in the ARC-County Farm Program for 2021

***Corn Suitability Rating***

CSR2: 76.8 per AgriData on Entire Farm

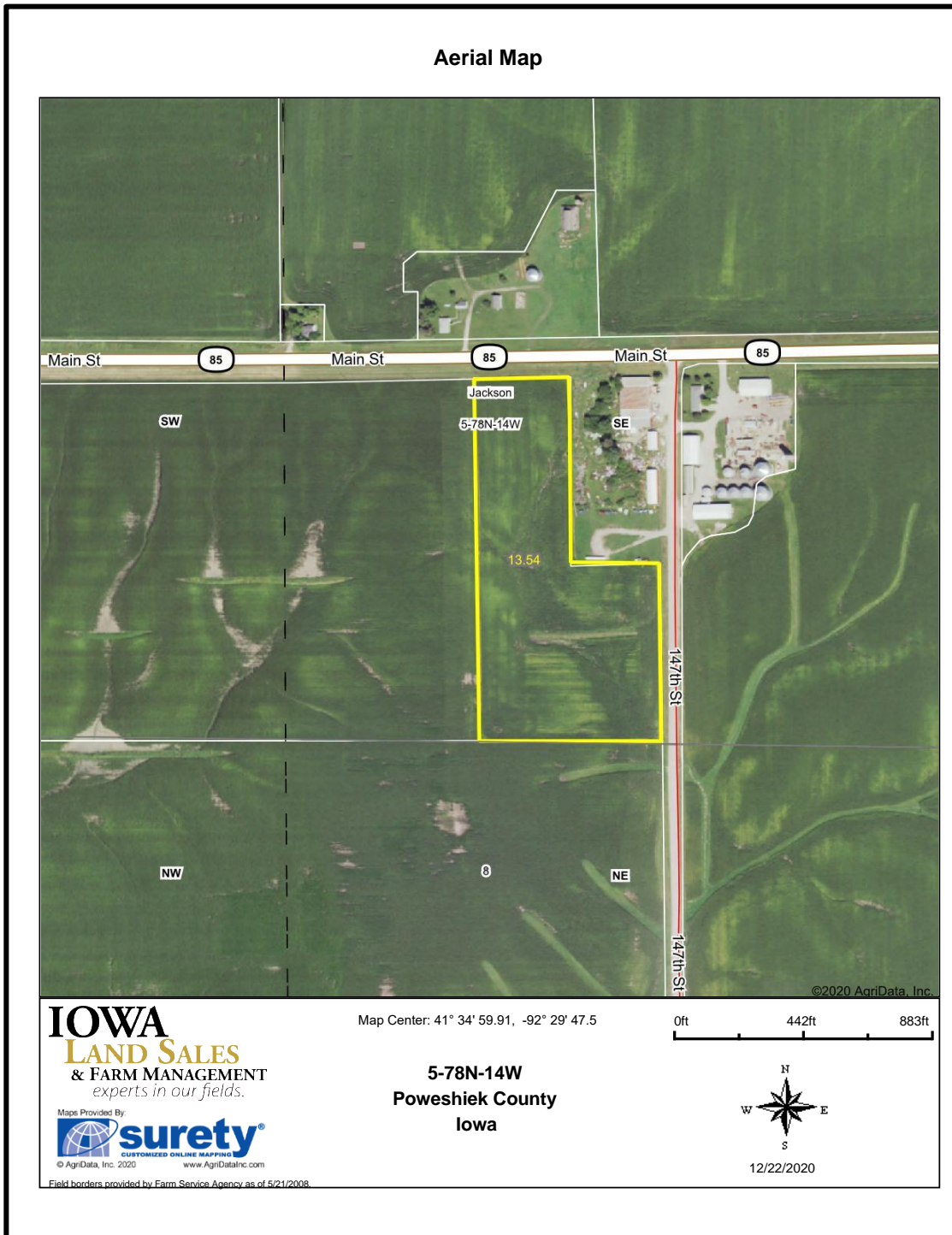
***School District***

This property is in the Montezuma Community School District

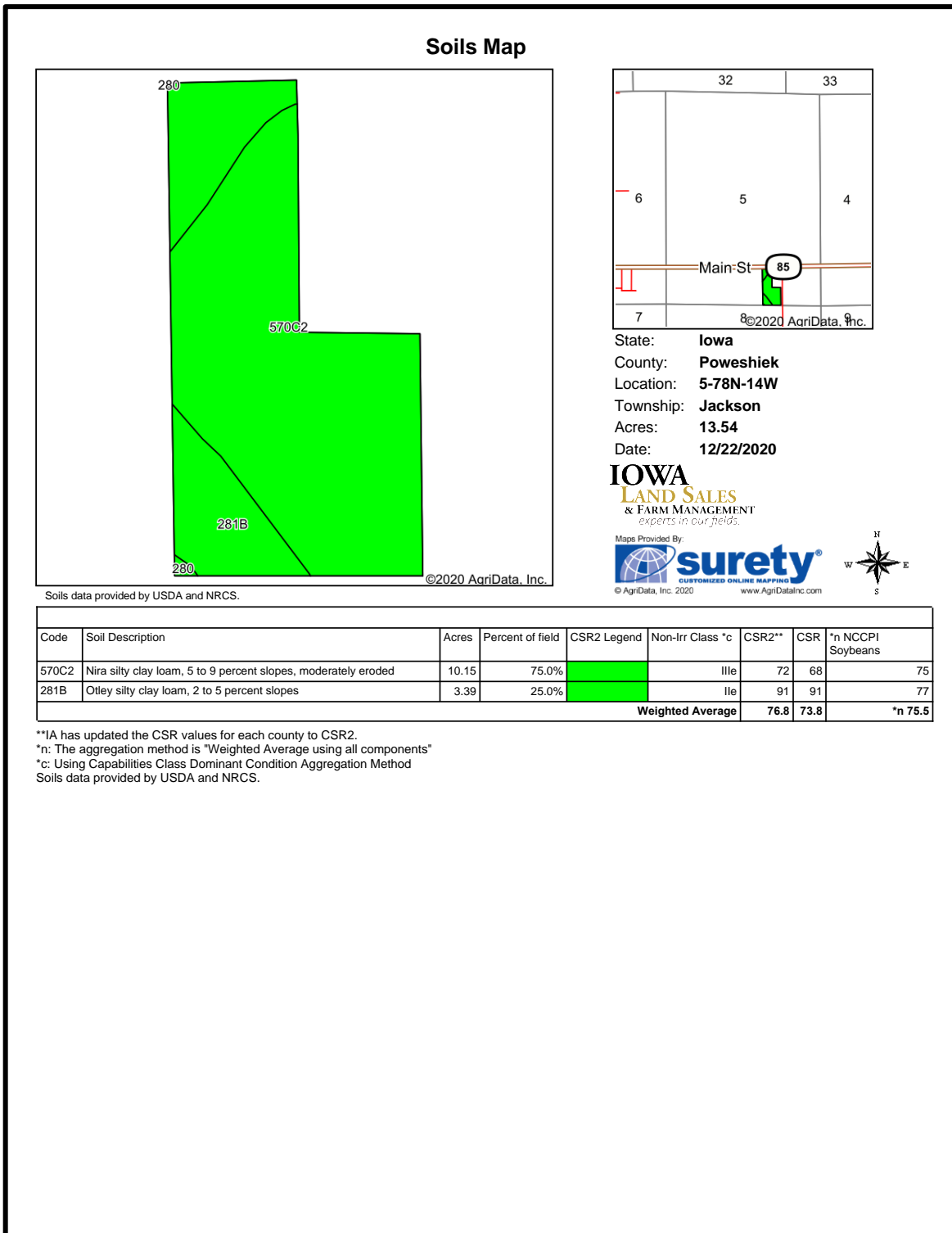
***Directions***

Travel east of Montezuma .75 miles on Highway 85 and the subject property will be located on the south side of the pavement. Continue east to 147<sup>th</sup> Street and travel south 1/8 of a mile and the subject property will be located on the west side of the gravel road. Look for Iowa Land Sales & Farm Management for sale signs on the property.

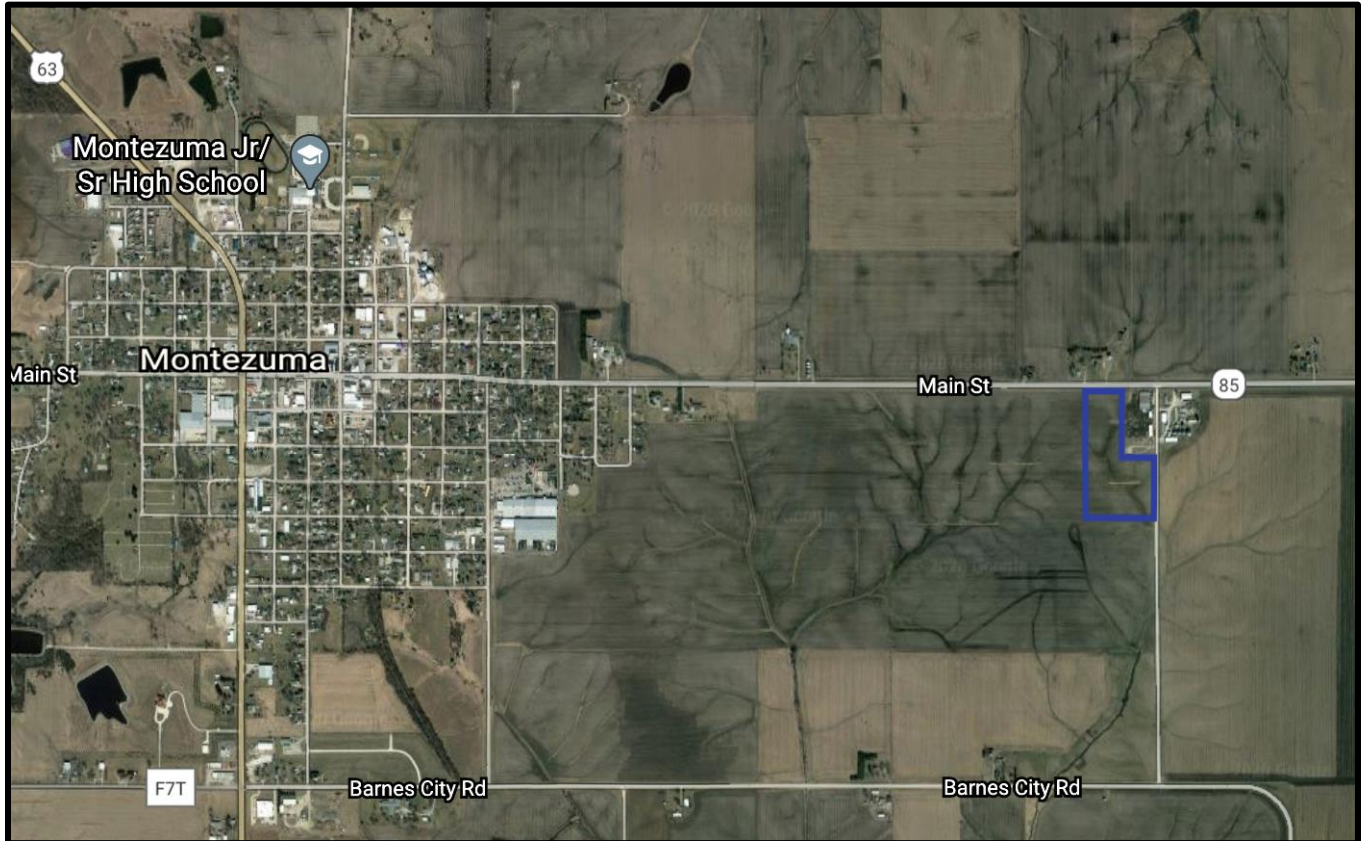
*Aerial*



*Soils Map-Entire Farm*



*Location 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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