



Agri-Valley

FARM MANAGEMENT, LLC

Land For Sale

51 Acres m/l, Madison County, Iowa
South Township

Legal Description: A parcel of land located in the SE $\frac{1}{4}$ and in the SW $\frac{1}{4}$ AND A parcel of land located in the E $\frac{1}{2}$ SE $\frac{1}{4}$ both located in Section 31, Township 75N, Range 26W of the 5th P.M., Madison County, Iowa.

Location: From Winterset, Iowa. 6 miles south on Highway 169, East 9 miles through East Peru, turn left, heading North on Rustic Ave to 280th Trail, turn right on 280th Trail continue until you see the signs. Property found on south side of road.

FSA Farm Information:

Farm #: 4766 Certified Crop Acres: 35.0

Base Information:

Corn Base Acres: 16.9 Direct & CC yields: 97

Soyb Base Acres: 3.4 Direct & CC yields: 34

Average CSR: 66.3

Possession: Selling subject to a 50/50 crop share lease with Ryan Kirk for the 2011 crop season.

Price: \$165,000 or \$3,235/acre

Terms: Cash Sale, 10% Earnest money with accepted offer. Earnest funds will be held in Agri-Valley Farm Management, LLC's Real Estate Sales Trust Account until closing, at which time the Earnest money will be credited to the balance due Seller.

Comments: If you are looking for a secluded get-away spot this is it. The property also has one potential place for a rural acreage site.

Contact: **Chad McCollester, Broker**
Agri-Valley Farm Management, LLC
PO Box 180
Mineola, IA 51554
Phone: (712) 525-9201 Fax: (712) 525-9202 Mobile: (712) 249-5245
Email: agrivalleyfarm@gmail.com Website: www.agrivalleyfmgmt.com

Footnote: The information contained in this brochure was gathered from sources deemed reliable, but cannot be guaranteed by Agri-Valley Farm Management, LLC. All information should be confirmed by interested parties.

Chad McCollester is a licensed Real Estate Broker in the State of Iowa.

(712) 525-9201 • FAX: (712) 525-9202 • E-MAIL: agrivalleyfarm@gmail.com • www.agrivalleyfmgmt.com

PO BOX 180 • MINEOLA, IA 51554

