

Agri-Valley

FARM MANAGEMENT, LLC

Land For Sale

"Van Pelt Ranch"

404.61 Taxable Acres m/l, Mills County, Iowa
Oak Township

Description: All of Section 15, Township 73 North, Range 43 West, located west of Highway 275, and EXCEPT 30 acres in the Northwest corner of the property.

Location: From Council Bluffs, IA, 7 miles south on Highway 275 (now called 221st Street), or 5 miles north of Glenwood. Property Address: 52230 221st Street, Glenwood, IA

Improvements: 5 bedroom, 3 bath main farm home, 2 car detached garage with 1 bedroom 1 bath apartment (rental), 2 bedroom 1 bath rental house, 2 car detached garage, horse barn, crib, barn, 10,000 bu aeration grain bin, 8,000 bu drying bin, and other misc. outbuildings. More details on outbuildings below.

Price: \$2,400,000.00 or \$5,931.64/Acre

Terms: Cash Sale

Possession: Immediate, subject to existing leases. **Closing Date:** Negotiable
Grain Bin possession will be negotiated in purchase agreement.

School District: Glenwood Community Schools

Farm Service Agency Information:

Farm # 2719

Certified Cropland Acres: 118.3
Bldg Site Acres: 5.74

Pasture Acres: 275.5

No government farm program base & yield information specific to this property until FSA office can re-constitute this after the sale.

Estimated CSR of Cropland: 52.3 (See attached Map)

Real Estate Tax Information:

Taxable Acres: 404.61 Annual Real Estate Taxes: \$7,710.00
Real Estate Taxes per taxable acre: \$19.06

Comments: Located in the scenic Loess Hills of Western Iowa, this property is a mixed use property that contains crop & pasture acres, timber along with abundant wildlife, and water access to two ponds, one on the north end of the property, and access to the Girl Scout camp pond on the west end of the property. The property would lend itself to a housing development, as there are fantastic views, along with approximately one mile of highway frontage.

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