

Agri-Valley

FARM MANAGEMENT, LLC

Land For Sale

“Van Pelt Ranch”

84 Acres m/l, Mills County, Iowa
Oak Township

Description: That part of the N 1/2 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. Containing 84.0 acres more or less, and building site.

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: \$999,500.00

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 Estimated Cropland Acres: 27.6 Estimated Pasture/Timber Acres: 38.3
Bldg Site Acres: 5.74

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: 55.5 (See attached Map)

Real Estate Tax Information (Estimated):

Estimated Taxable Acres: 84.69 Estimated Annual Real Estate Taxes: \$4358.00

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 a great fishing pond on the north end of the property. The Seller would also consider selling additional land.

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