



LAND FOR SALE

KEY FEATURES

Price \$398,125 or \$4,550 Per Acre

Purpose Tillable Farmland

Location 11 Miles west of Winterset, Iowa

Farm Details

Located in section 12 Grand River Township, just off of HWY 92 in Adair County, Iowa. This property offers an excellent opportunity to purchase 87.5 +/- acres in Eastern Adair County. The farm consists of 79 +/- acres of farmland which is in row crop production and year 2 alfalfa. The 79 +/- cropland acres has a CSR2 average of 53.1. The farm has had \$80,000 worth of improvements in recent years mostly in tile and terrace work. If you're in the market for a nice investment property or adding more acres onto your current cattle-row crop operations give this property a look. Farm will be sold subject to survey.

Land Broker



Luke Skinner
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ADAIR COUNTY, IA 87.5 +/- ACRES





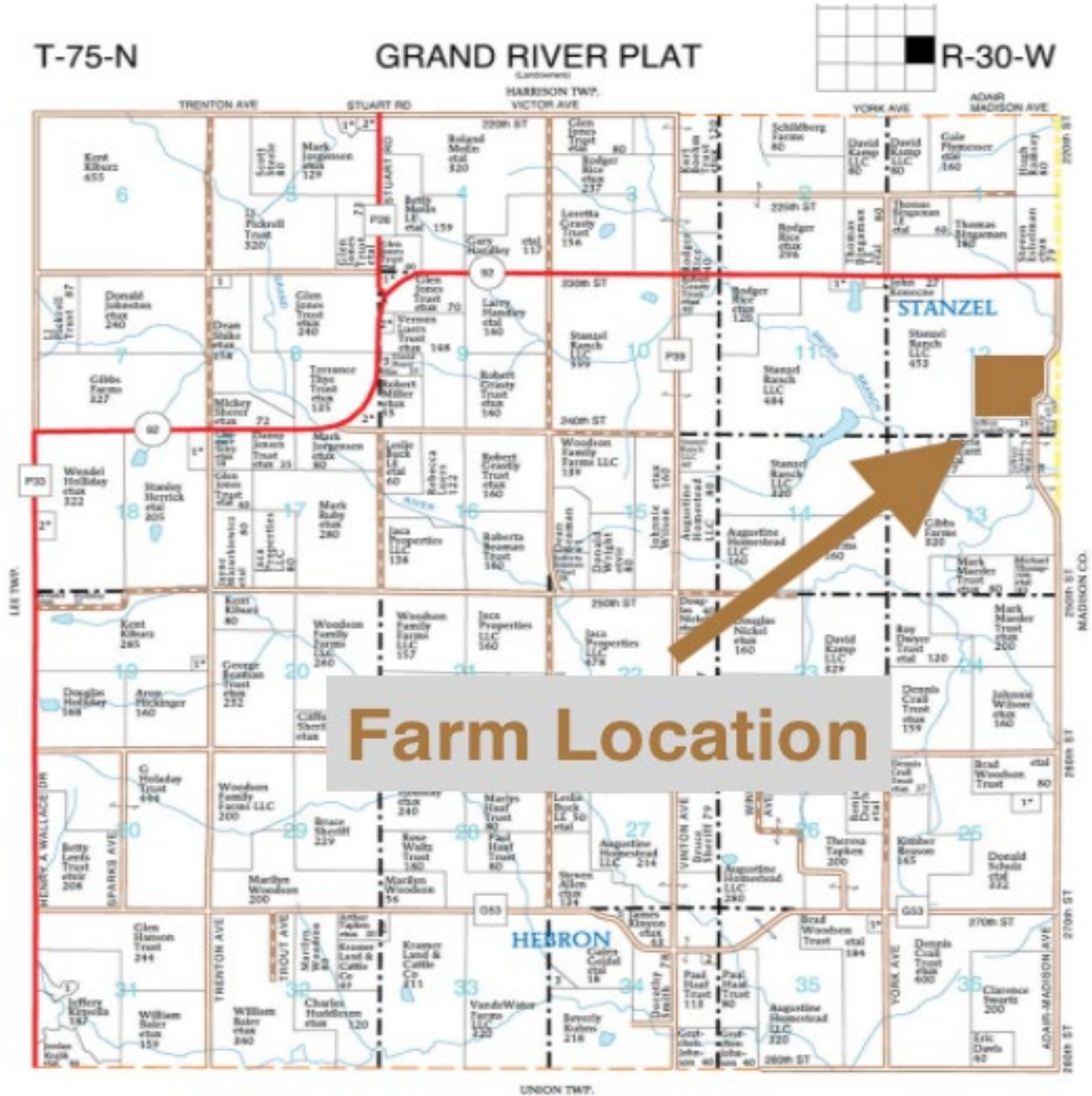
PROPERTY AERIAL



Location Notes:

From Winterset, IA

- Take HWY 92 west 11 miles
- Turn south on Adair Madison Ave and continue for .7 miles
- Farm is on the west side of the road.
- Sign will be in place by entrance.



**GRAND RIVER
TOWNSHIP**

SECTION 5

1. Mortoza, Rick etux 13
2. Norland, Andrew etux 14

SECTION 8

1. Christensen, Jimmy 10
2. Miller, Robert etux 14

SECTION 9

1. Paulin, Jeffrey etux 10
2. Flinck, Jimmie etux 9

SECTION 11

1. Rayer, David 5

SECTION 18

1. Bernard, Brent etux 9

SECTION 19

1. Seley, Clarence etux 15

SECTION 25

1. Holliday, Wendel etux 11

SECTION 26

1. Richardson, Zackary etux 5

SECTION 28

1. Bengt, Chad etux 14

SECTION 29

1. Davis, Tony etux 9

SECTION 31

1. Kirkland, Jason 16

SECTION 33

1. Tapken, Arthur etux 9

SECTION 34

1. Allen, Steve 10

SECTION 35

2. Brown, Timothy 6

SECTION 36

3. Mackey, Beverly 18

SECTION 37

1. Stringer, Phyllis etal 8



PROPERTY PHOTOS



Additional Notes:

Property Highlights

- 79 +/- Tillable Acres
- Annual row crop and hay income
- 1 Mile south of HWY 92
- Close proximity to Winterset, Iowa
- \$80,000 +/- of tile and terrace improvements
- Wildlife frequent the property
- Great investment for local row crop or cattle feeder