



# LAND FOR SALE

## KEY FEATURES

**Price** \$715,000

**Purpose** Tillable Farmland

**Location** 1 Mile East of Lamoille, Iowa

### Farm Details

Located in central Marshall County lays this extremely nice 113.86 +/- acre farm. The farm offers 110.72 FSA cropland. The farm will offer open possession for the 2021 growing season. However, if a buyer was looking for a good tenant the current farmer would keep renting the farm. Waterways are established where they need to be and tile is in place. This is a very nice row crop farm for someone looking to add to a current farming operation or for an investor looking to purchase a well taken care of farm in a strong farming community!

## Land Agent



**Cody Skinner**  
515-443-6343

[Cody@iowalandcompany.com](mailto:Cody@iowalandcompany.com)

## MARSHALL COUNTY, IA 113.86 +/- ACRES



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# PROPERTY AERIAL



## Location Notes:

### From Lamoille, IA

- Travel north on Knapp Ave (S70) 1/8 mile
- Take the first right north of Lamoille 220th St (Lafayette St) ½ mile. The farm is located on the north side of the road.
- Gravel road 220th (Lafayette St) runs along the south side and east side of the property.

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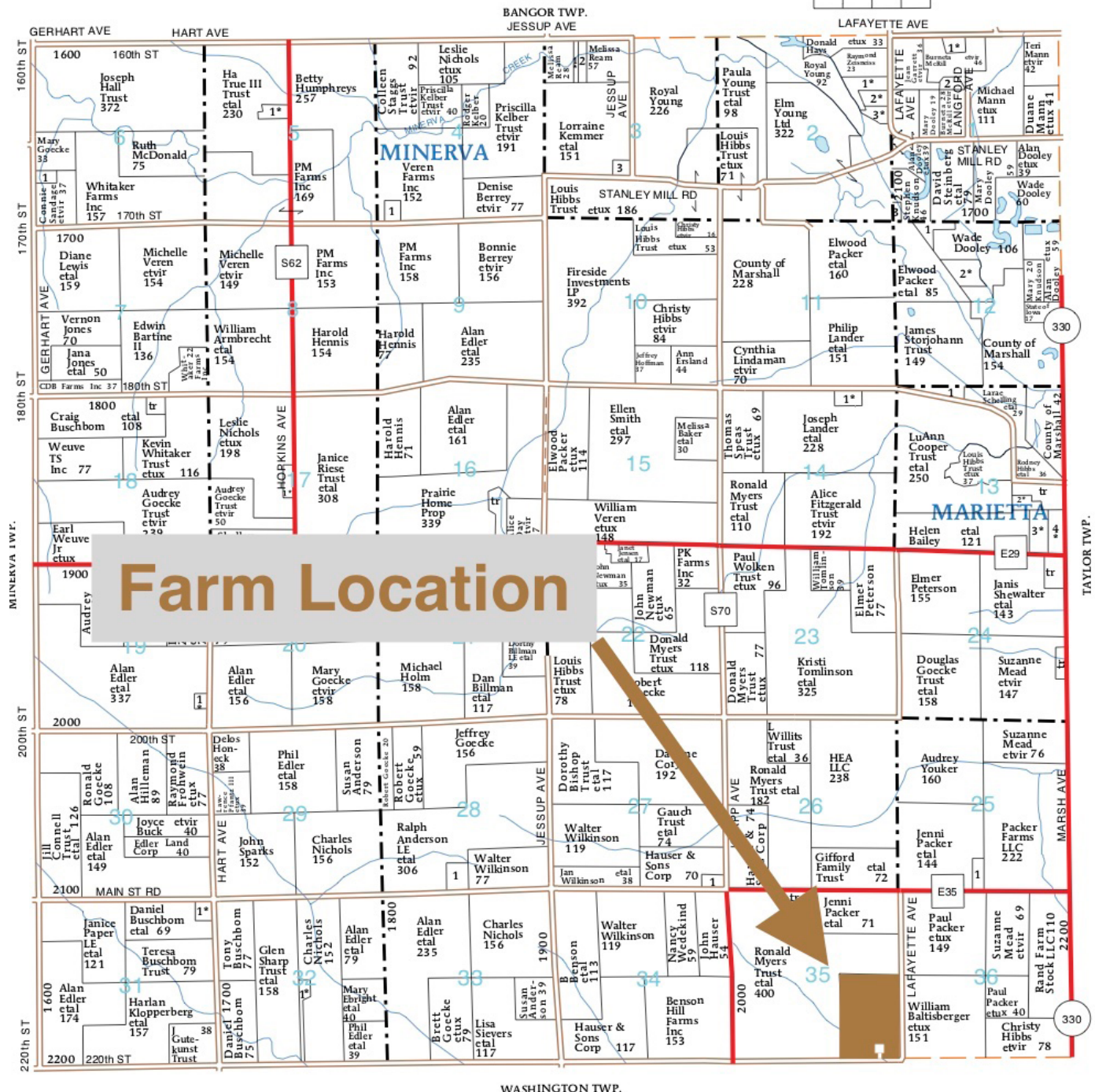


# PLAT MAP LOCATION

T-84-N

MARIETTA PLAT

R-19-W



Farm Location

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# PROPERTY PHOTOS



## Additional Notes:

### Property Highlights

- 113.86 +/- Acres
- 110.72 FSA Cropland Acres
- 61.2 CSR2
- The Farm Has Some Tile Throughout The Property
- Great Rolling Farmland
- 8 Miles East of State Center
- 7.5 Miles West of Marshalltown
- Call Land Broker Cody Skinner For More Details

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