



LAND FOR SALE

KEY FEATURES

Price \$1,019,200
Purpose Tillable Farmland
Location 1 Mile South of Percival

Farm Details

Here is a great opportunity for someone looking to purchase farmland in Western Fremont County 27 miles from Omaha, NE / Council Bluffs, Iowa. The farm is located 4.5 miles northeast of Nebraska City, Nebraska and only 1 mile southeast of Percival, Iowa. The farm offers 154.69 +/- FSA cropland acres. The tillable CSR2 average across the farmable acres is 78.7. This farm sits 1 +/- mile off Interstate 29 making grain transportation routes very accessible. The acreage located on the south end of the property is not included with the property advertised. A fresh survey identifying the acreage property lines will be completed before the property transfers ownership.

Land Agent



Cody Skinner
515-443-6343

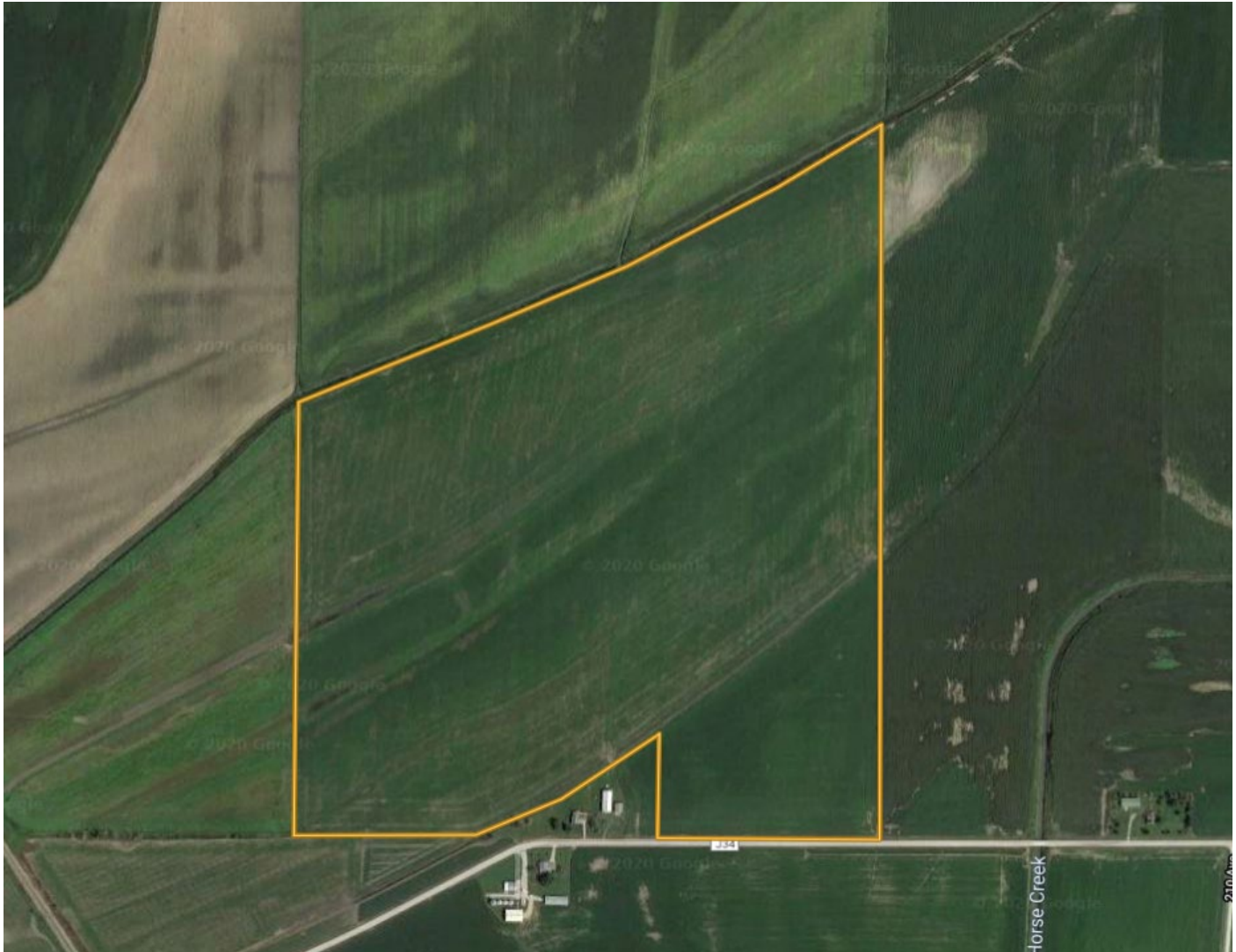
Cody@iowalandcompany.com

FREMONT COUNTY, IA 156.8 +/- ACRES





PROPERTY AERIAL



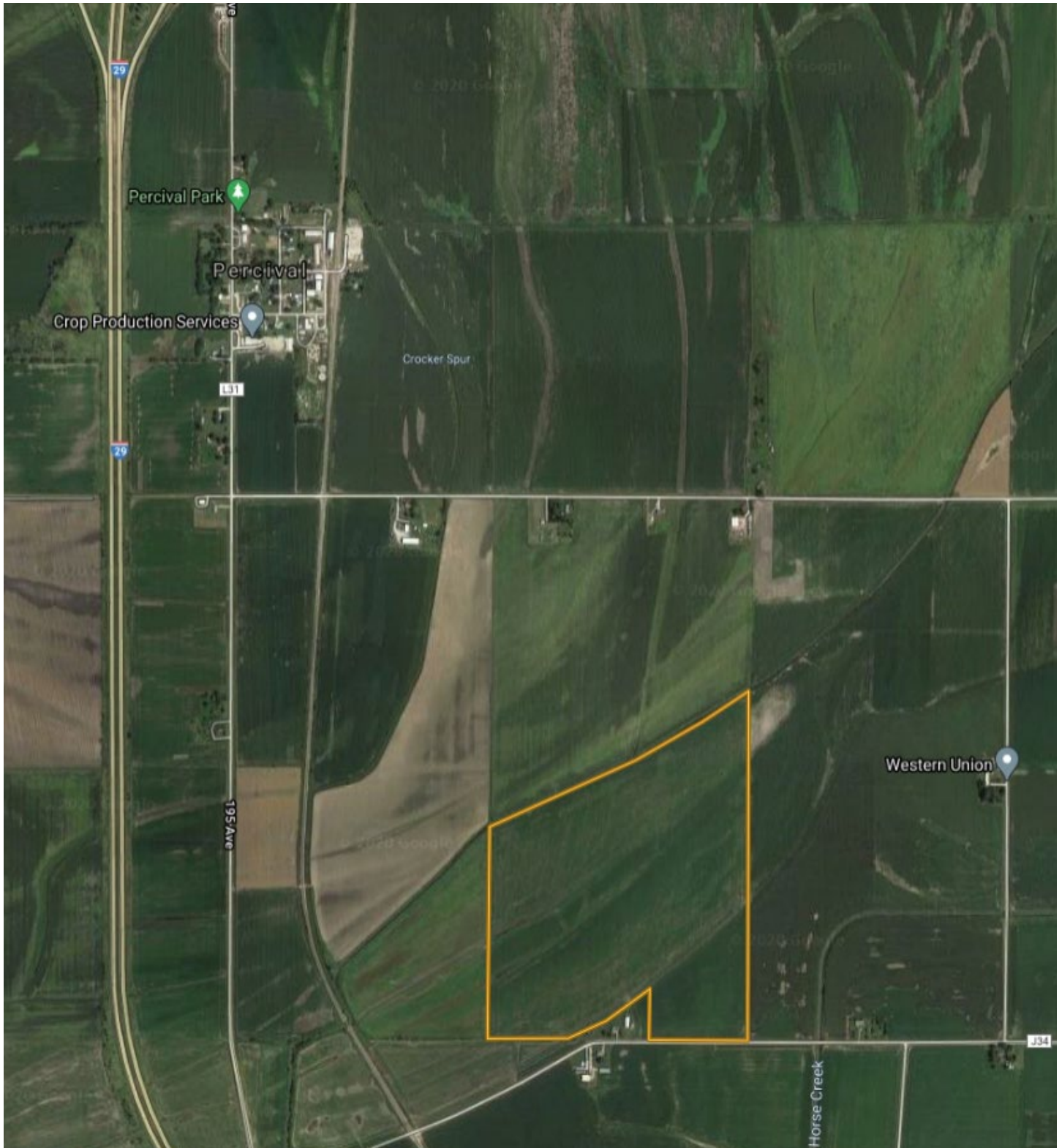
Location Notes:

From Percival, IA

- Travel south on L31 road or 195th street for 1.4 miles
- Turn east on 220th Street for 8/10ths of a mile
- For sale signs are located on the property



FARM LOCATION



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PROPERTY PHOTOS



Additional Notes:

Property Highlights

- 156.8 +/- Acres
- 154.69 FSA Cropland Acres
- 78.7 CSR2
- Drainage Ditch Runs Along the North Side of the Farm
- Farm is Currently Corn
- Open Lease for 2021
- 1 Mile Southeast of Percival
- 4.5 Miles Northeast of Nebraska City