



LAND FOR SALE

KEY FEATURES

Price \$1,740,000 or \$12,000/Acre
Purpose Tillable Farmland
Location 3.5 Miles Southeast of Ackley

Farm Details

Located in Northwest Grundy County 3.5 miles southeast of Ackley, Iowa sits this great combination farm that consists mostly of highly sought after tillable acres. The 121.69 +/- tillable acres carry a 88.4 CSR2 throughout. There is an additional 20 +/- pasture acres located on the west side of the property. Full possession available on both the tillable and pasture acres begin March 1, 2022. This farm has had hog manure applied on and off for the past 20 years which results in high yields and higher cash rents. Above average road access on both the south and east side allows big equipment to haul grain off the fields. This is a great opportunity to purchase a very nice row crop / pasture farm.

Land Agent



Cody Skinner
515-443-6343

Cody@iowalandcompany.com

GRUNDY COUNTY, IA 145 +/- ACRES





PROPERTY AERIAL



Location Notes:

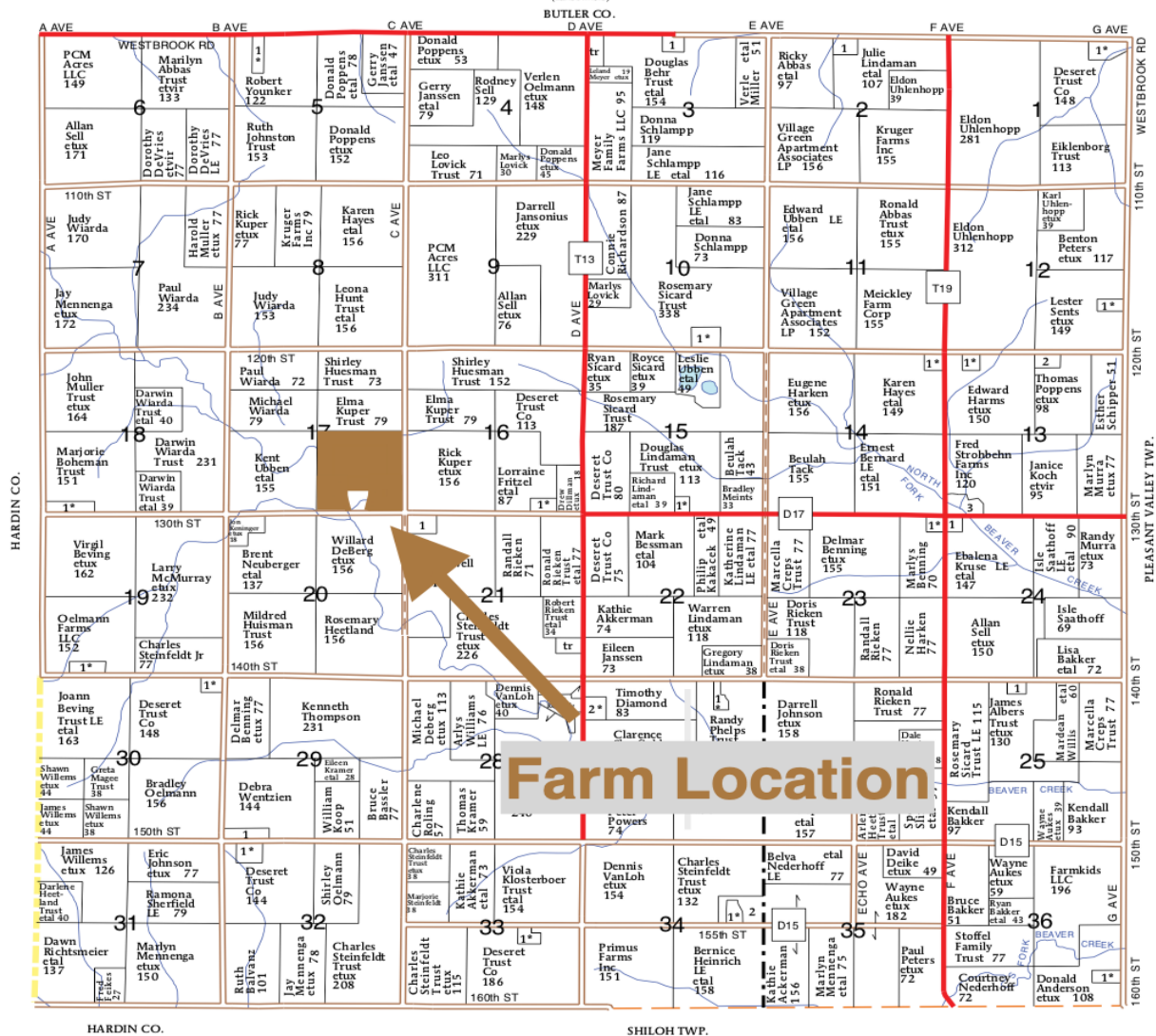
From Ackley, IA

- Travel east on HWY 57 3 miles
- Turn right or go south on gravel rd C Ave 3 miles
- The southeast corner of the farm is located on the west side of the road at intersection 130th street and C Ave.

T-89-N

GERMAN PLAT

R-18-W



GERMAN TOWNSHIP

- SECTION 1**
1. Anderson, John etal 13
- SECTION 2**
1. Ubben, Wilbert 13
- SECTION 3**
1. McMurray, Matthew 5
- SECTION 5**
1. Richtsmeier, James etal 10
- SECTION 10**
1. Sicard, Ryan etal 13

SECTION 12

1. Sents, Michael etal 7
- SECTION 13**
1. Hershey, Mitchel etal 5
2. Pops Poultry Farm LLC 7
- SECTION 14**
3. Strong, Jeffrey 12
- SECTION 15**
1. Anderson, John etal 5
- SECTION 16**
1. Bell, Kenneth etal 5
1. Jaspers, Arthur etal 7

SECTION 18

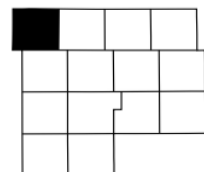
1. Mennenga, Scott etal 13
- SECTION 19**
1. Kuper, Ryan etal 10
- SECTION 21**
1. Beving, Bonnie 14
- SECTION 23**
1. Aukes, Bradley etal 5
- SECTION 24**
1. Sierken, Trent 5
- SECTION 25**
1. Foede, Beth 5

SECTION 27

1. Ringena, Kendall etal 5
2. Vogel Trust, Richard etal 13
- SECTION 28**
1. Spieker, Jay 11
- SECTION 29**
1. EastFriesland Presbyterian Church 9
- SECTION 30**
1. Oelmann, Lee etal 8
- SECTION 32**
1. Oelmann, Lee etal 12

SECTION 33

1. Bernard, Roger etal 7
- SECTION 34**
1. Deters, Benjamin etal 6
2. Diamond, Timothy 18
- SECTION 36**
1. Buseman, Russell etal 6





PROPERTY PHOTOS



Additional Notes:

Property Highlights

- 145 +/- Acres
- 121.69 FSA Cropland Acres
- 88.4 CSR2
- 20 +/- Acres Currently Being Used As Pasture
- Remaining Acres Are In Waterways
- Open Lease for 2022
- Farm is Currently Corn
- 3.5 Miles Southeast of Ackley