

FARM FOR SALE

Pottawattamie Co. Iowa

ED SPENCER

REAL ESTATE

222.42 TAXABLE
ACRES M/L

\$1,975,000

Brief Legal: E 1/2 SW 1/4, W 1/2 SE 1/4 and E 1/2 SE 1/4 except parcels 24090 and 24077, Section 6, Rockford Township, Pottawattamie Co, IA.

Directions to the Farm: From Loveland Iowa intersection of Old Lincoln Highway and Desoto Ave - West on Desoto Ave 2 miles - road turns south on 140th St for approximately 1 mile, then continue West of Desoto Ave 2 miles to the Southeast corner of the farm. Farm has 3/4 mile frontage on Desoto Ave and is bordered by 130th St on the east.

FSA INFORMATION

Farm# 6228

Tract# 5852

FSA Cropland: 217.92

Tillable: 159.67

CRP: 58.52

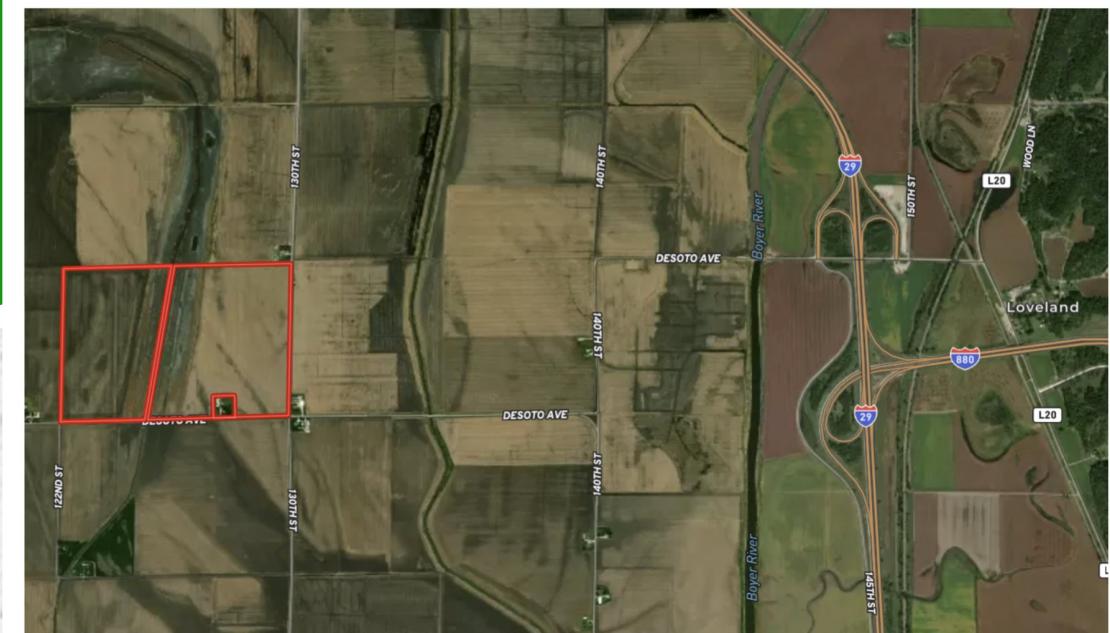
CRP Contract #'s: 11035C & 11036C

\$18,018 yearly contract payment
expiring 9/30/2030

Taxes: \$8,840

Drainage in 2024: \$3,104

CSR2: Overall CSR2 75.9



Investor-ready farm with 159.67 tillable acres boasting a stellar 75.9 CSR2 (Luton, Salix, Keg, Blencoe soils) and 58.52 CRP acres generating \$18,018/year. Dual income streams and premium soils. High ROI potential with long-term appreciation. A rare blend of productivity and passive income—secure your stake in Iowa's ag future. Contact Ed Spencer, Broker for more information at 402-510-3276.



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Ed Spencer Real Estate

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