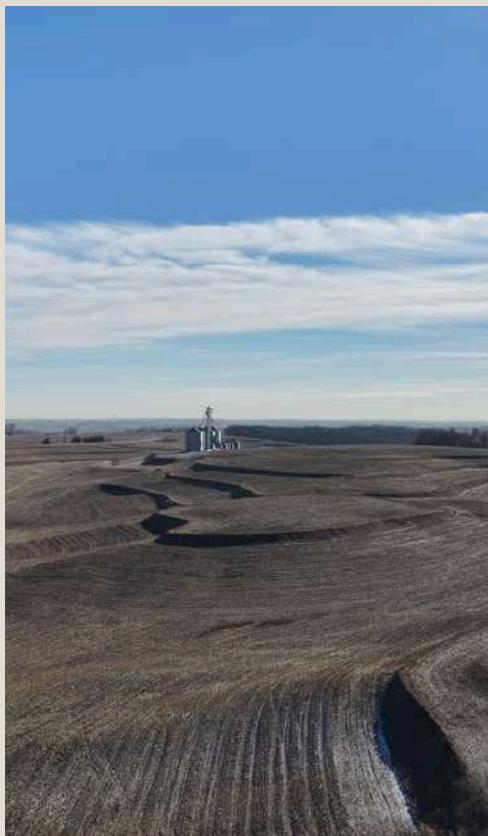


# 500.25 ACRES + FEEDLOT W/HOME

TRACTS 6, 10, AND 11 - POTAWATTAMIE COUNTY, IA

**\$9,250/ ACRE**



## **TRACT 6**

230.36 ACRES M/L

TAXES: \$6,985

## **TRACT 10**

111.89 ACRES M/L

TAXES: \$2,710

## **TRACT 11 - FEEDLOT**

158 ACRES M/L

TAXES: \$7,166

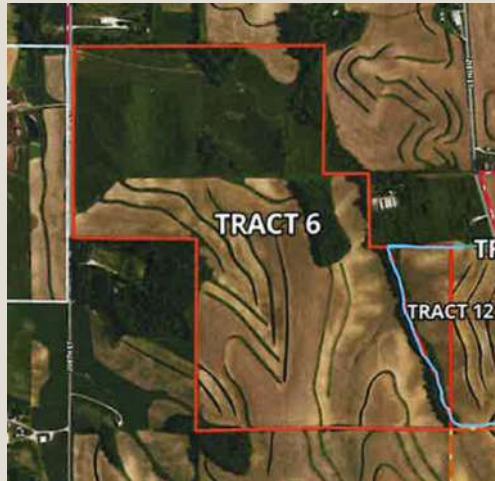
TRACTS 6,10,11 ADJOIN: IF PURCHASED TOGETHER THEY WILL MAKE AN OUTSTANDING 500.25 ACRE PACKAGE WITH THE FEEDLOT PASTURE AND APPROXIMATELY 190 TILLABLE ACRES FOR SILAGE AND CATTLE FEED. CALL FOR APPOINTMENT TO VIEW

**ED SPENCER, BROKER 402.510.3276**  
322 E. 7<sup>TH</sup> ST. LOGAN, IA 51546



**FOR MORE INFORMATION VISIT:**  
[WWW.SPENCERGROUPS.COM](http://WWW.SPENCERGROUPS.COM)

TRACT 6      \$9,250/ ACRE  
**230.36 ACRES M/L**  
POTTAWATTAMIE COUNTY, IA



**DIRECTIONS TO THE FARM:**

From Underwood Iowa, West on Mahogany Road (G30) to Road L34. North on Road L34 to Pinoak Road. West on Pinoak Road 3 miles, then south on 208th Street 1 mile. Farm is on the East side of road and bordered by Tract 12 on the East and the Feedlot on the West.

**BRIEF LEGAL:**

The NE 1/4 SE 1/4; the N 1/2 SE 1/4 SE 1/4 Section 9, the W 1/2 SW 1/4 and that part SE 1/4 SW 1/4 east of ditch Section 10; the NW 1/4 NW 1/4 and that part of NE 1/4 NW 1/4 east of ditch Section 15, Township 76, Range 43, Pottawattamie County, Iowa. Tax Parcels: 764315100005; 764309400003; 764309400004; 764310300001; 764310300003; 764315100001

**FSA INFO:**

142 acres m/l Cropland, balance in pasture and trees

Farm# 4599 Tract 4377 Farm# 3626 Tract 1919 Farm# 2910 Tract 2811

Farm# 4374 Tract 4187 Farm# 6319 Tract 4713

**TAXES:** Estimated \$6,985 after surveys   **CSR2:** 54.4 overall CSR2

**NOTE:** There are maintenance contracts with NRCS on this farm. Contact office for contract copies. Bordered by 208th St. on West side. Adjacent to Feedlot (Tract 11). Eastern boundary on property borders Tract 12. The Easterly 12.72 acres of this tract is being added to Tract 12A on the East. Western part of property is grass pasture. Farm would make an excellent companion of Feedlot (Tract 11). Northern part of property is approx. 70 acres of grass.

**CONTACT US** **ED SPENCER**  
REAL ESTATE

Ed Spencer, Broker  
402.510.3276  
322 E. 7<sup>th</sup> St. Logan, IA 51546  
[www.spencergroups.com](http://www.spencergroups.com)



TRACT 10

\$9,250/ ACRE

**111.89 ACRES M/L**  
POTTAWATTAMIE COUNTY, IA



#### **DIRECTIONS TO THE FARM:**

From Underwood Iowa, West on Mahogany Road (G30) to Road L34. North on Road L34 to Pinoak Road. West on Pinoak Road 3 1/2 miles. Farm begins on the west side of the intersection of Pinoak and 208 Street. Farm has approx. 1/2 mile of frontage on 208.

#### **BRIEF LEGAL:**

Hazel Dell Township Sections 9 the SE NW, the SW NE and part NW NE, Pottawattamie County, Iowa.

Tax Parcel #: 764309200001; 764309100006; 764309200004

**FSA INFO:** Farm #: 4023 Tract #: 669

**TAXES:** \$2,710   **CSR2:** 45 overall per surety Maps

**NOTE:** There are maintenance contracts with NRCS on this farm. Contact office for contract copies. This farm is currently in pasture and has a southern border that adjoins the northern border of the Feedlot (Tract 11). This farm offers excellent pastureland with adequate shade and running water. Farm has frontage on Pinoak Road. Can accommodate 3 and up to 5 houses on this Tract depending on access. Ask agent for details.

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TRACT 11 - FEEDLOT \$9,250/ ACRE

# 158 ACRES M/L

POTTAWATTAMIE COUNTY, IA



#### DIRECTIONS TO THE FARM:

From Underwood Iowa, West on Mahogany Road (G30) to Road L34. North on Road L34 to Pinoak Road. West on Pinoak Road 3 1/2 miles, then South on 208 Street 1/2 mile. Feedlot starts 1/4 south of Pinoak Road. Note: Feedlot is bordered by Tract 10 on the North and Tract 6 on the East.

#### BRIEF LEGAL:

Hazel Dell Township Section 9 the E 1/2 SW 1/4 and the W 1/2 SE 1/4 Pottawattamie County, Iowa. Tax Parcel #: 764309300003; 764309400001; 764309300005; 764309400002

**FSA CROPLAND:** 133.41 (non-tillable) **TAXES:** \$7,166 **FSA INFO:** Farm #'s: 3626 & 6323 Tract #'s: 1917 & 2812

#### PROPERTY DETAILS:



2bd, 1ba,  
1,207 sq ft home



790 sq ft  
Garage



4,770 sq ft  
Building



1,600 sq ft  
Pole  
Building



2 Cemented  
Silos

**NOTE:** 550 open feedlot capacity. Other improvements include feed bunks, cattle working facilities Located on the North 80 acres of the property are the feedlot facilities. The remaining 80 acres borders the Feedlot acres on the South. Southerly 80 acres is pasture with approximately 11.64 acres of grow cropland adjoins 208th St. on East side. East portion of the Feedlot adjoins waste lagoon.

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