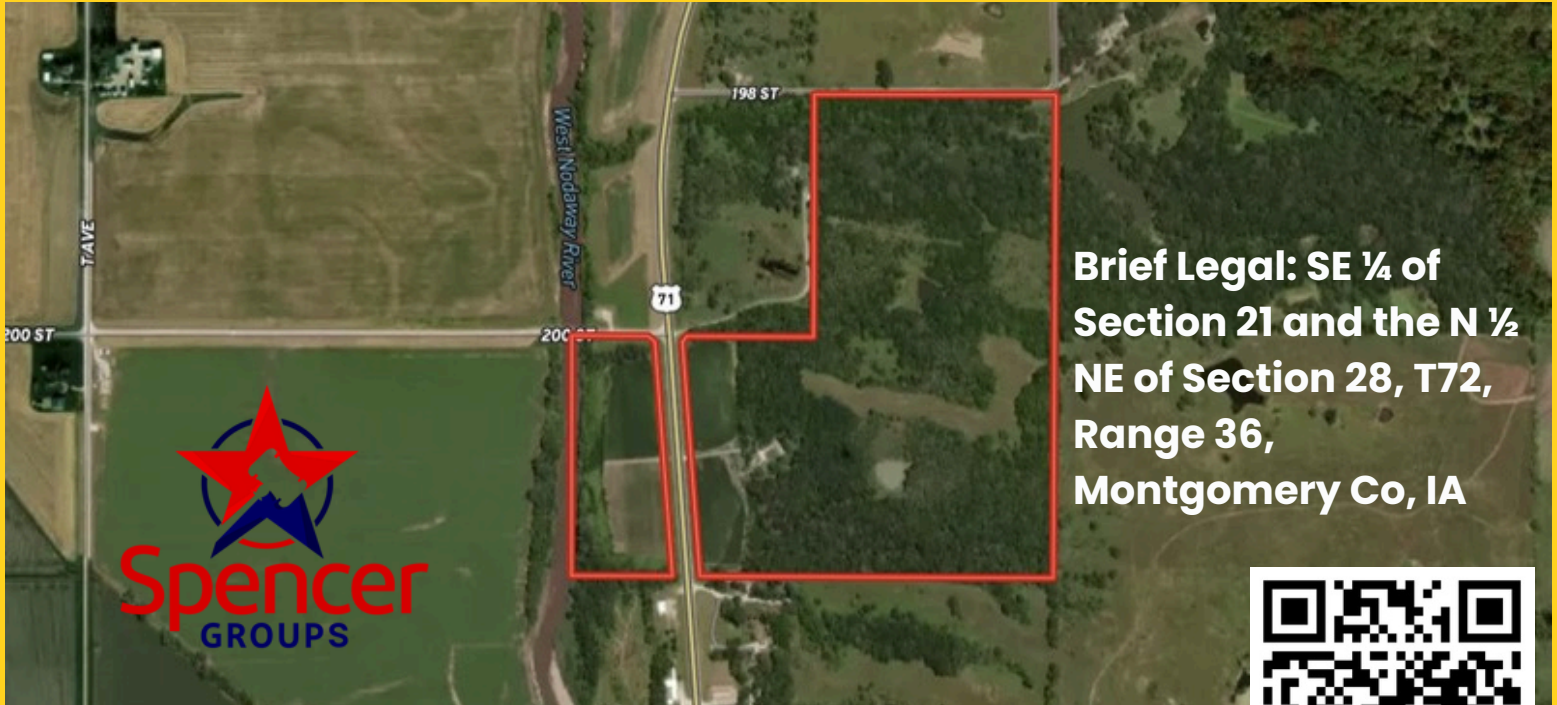


MONTGOMERY COUNTY IOWA

107.48 ACRES M/L

2014 Old Highway 71, Villisca Iowa

Farm is located approximately 1.5 miles North of US Hwy 34



**Brief Legal: SE ¼ of
Section 21 and the N ½
NE of Section 28, T72,
Range 36,
Montgomery Co, IA**



107.48 taxable acres located along Highway 71 and just North of Highway 34. East side features a small ranch home, 3 large, newer machine sheds, 3 ponds & 7.85 crop acres. West Nodaway River Frontage & 3.97 acres CRP/7.22 crop acres. This is an ideal recreational opportunity!!

Taxes: \$1190

Tillable: 15.07

BUYING OPTIONS

107.48 acres m/l: \$1,000,000

East Tract - 92.48 acres m/l: \$832,320

West Tract - 15 acres m/l: \$187,500



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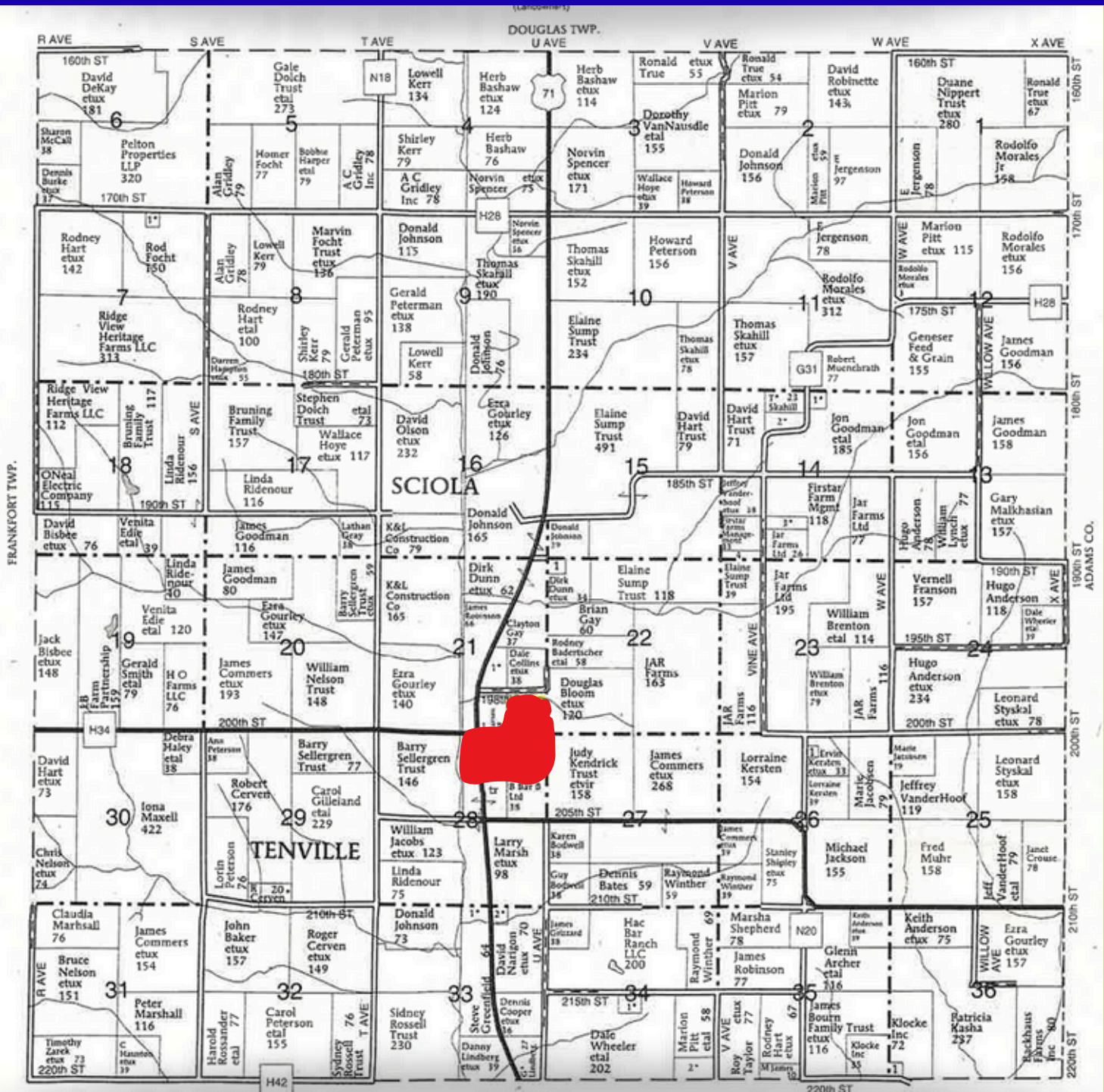
Spencer Groups/Ed Spencer Real Estate

322 E. 7th St, Logan, IA 51546 - 712-644-2151 - office

www.spencergroups.com

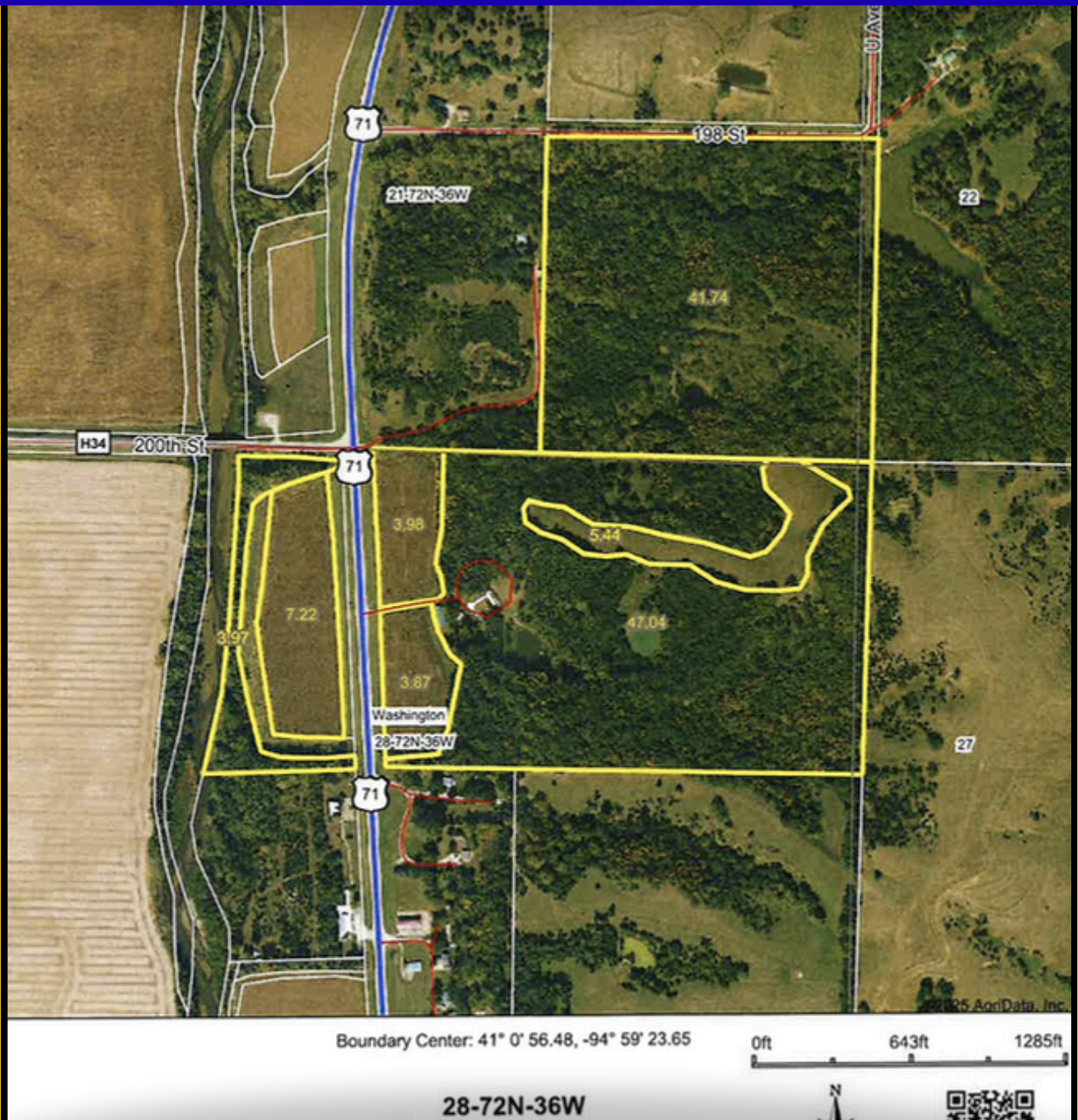


PLAT MAP



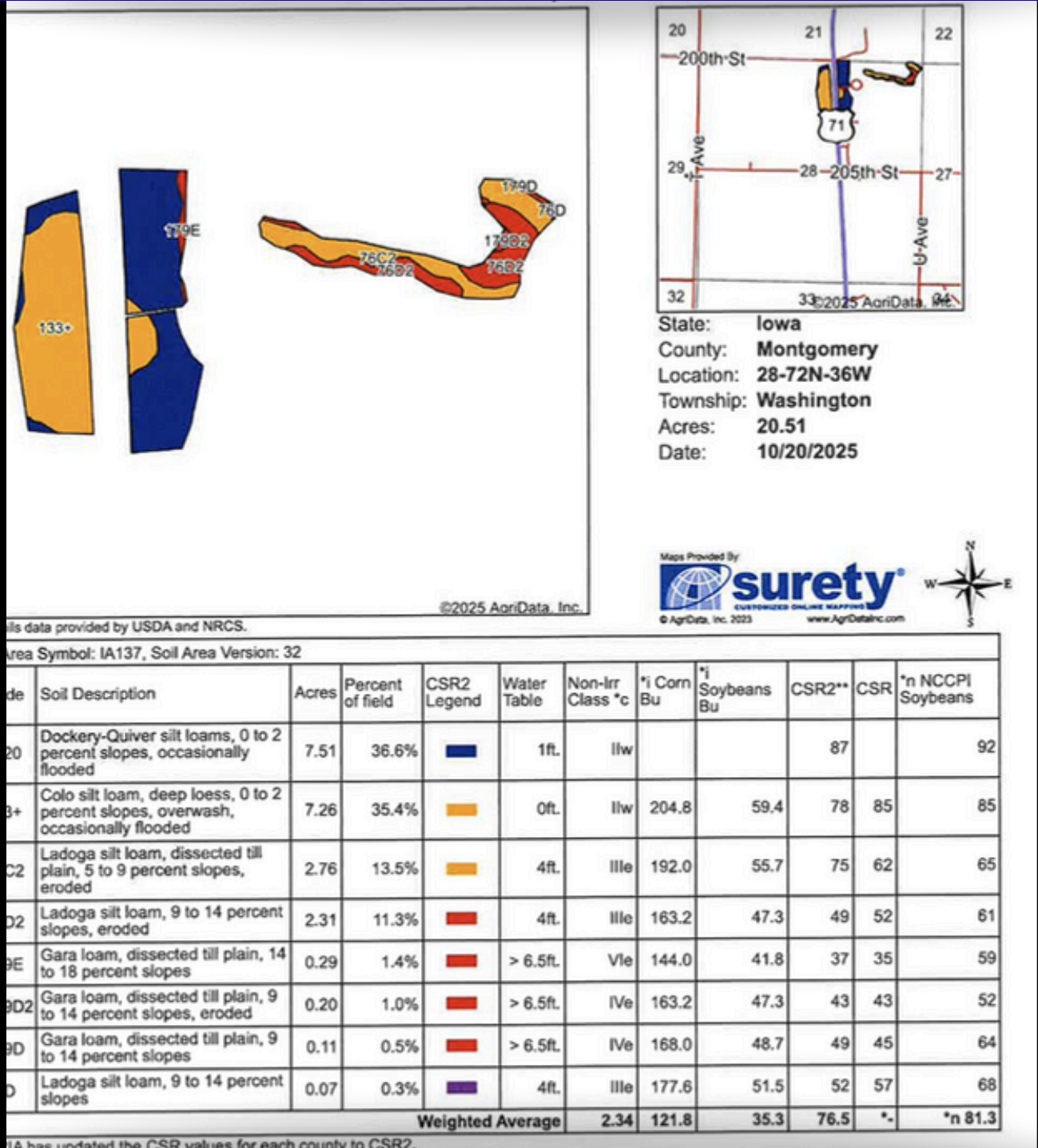
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SURETY MAP



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SOILS MAP



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