



LAND FOR SALE

KEY FEATURES

Price \$363,196

Purpose Tillable Farmland

Location 7/10ths Mile South of Percival

Farm Details

Located along Interstate 29 in Western Fremont County sits this fabulous 58.58 agriculture farm. This farm is located south of Percival, Iowa 7/10ths of a mile on blacktop road 195th Ave also known as L31. The farm offers 58.58 FSA cropland acres that carry a CSR2 of 83.4. You're buying all workable / income acres when you look at purchasing this farm which is unlike most farms across the state. This farm is priced to sell, at asking price the farm is under \$75.00 per tillable CSR2 point which is going to be extremely hard to beat when looking at purchasing farmland anywhere else. The farm has a fabulous crop growing on it, let's go take a look!

Land Agent



Cody Skinner
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FREMONT COUNTY, IA

58.58 +/- ACRES





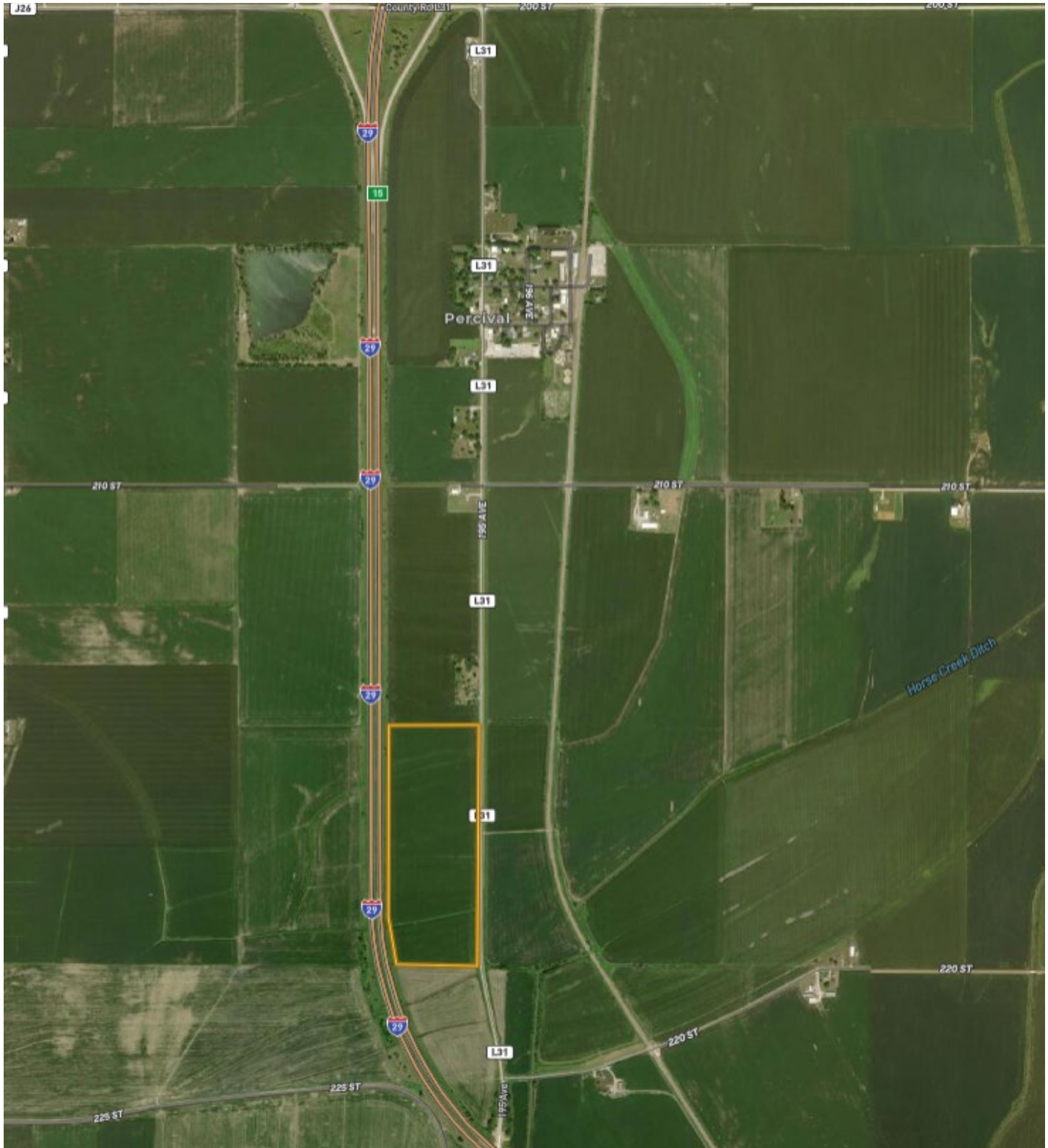
Location Notes:

From Percival, IA

- Travel south on L31 road or 195th street for 7/10 of a mile
- The Northeast corner of the property sits on the west side of the road
- For sale signs are located on the property



FARM LOCATION



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PROPERTY PHOTOS



Additional Notes:

Property Highlights

- 58.58 +/- Acres
- 58.58 FSA Cropland Acres
- 83.4 CSR2
- Property lays along I-29
- Farm is Currently Soybeans
- Asking Price is Under \$75.00 Per CSR2 Point
- 7/10ths Mile South of Percival
- 4.5 Miles Northeast of Nebraska City