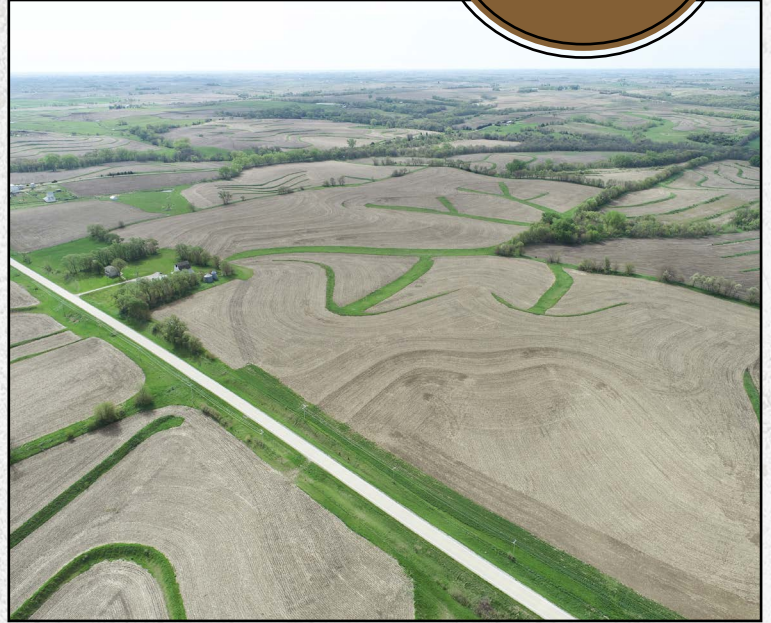




# LAND FOR SALE

Montgomery County

**150.03**  
ACRES +/-



## FARM DESCRIPTION

**PRICE: \$1,687,837**

Here is a great opportunity to purchase a farm located in Montgomery county, Grant township, section 33. The farm consists of rolling farmland with terraces and older tile in place. The farm offers 146.06 FSA cropland acres 7.26 of which are in a CP8a CRP program. Contact Nick Skinner for more information pertaining to the CRP contract. An additional 135 – 138 +/- acres are being farmed for the 2024 growing season. The 2024 cash rent income shall be negotiated with any offer( 50-50 share crop). The cropland acres on the farm carry an excellent 76.1 CSR2 value, which is above the county average. This is a great opportunity to add acres to your current operation or diversify your investment portfolio.

Land in south central Montgomery county doesn't come up for sale often, if you're in the market to buy farmland in this part of Iowa, you'll want to give this property a look. Call Land Agent Nick Skinner at 515-650-0974 or Land Broker Cody Skinner at 515-443-6343 today for more information or to request a private showing.



NICK SKINNER | LAND AGENT  
Nick@IowaLandCompany.com  
515-650-0974



Vinton Office  
1705 West D St.  
Vinton, IA 52349



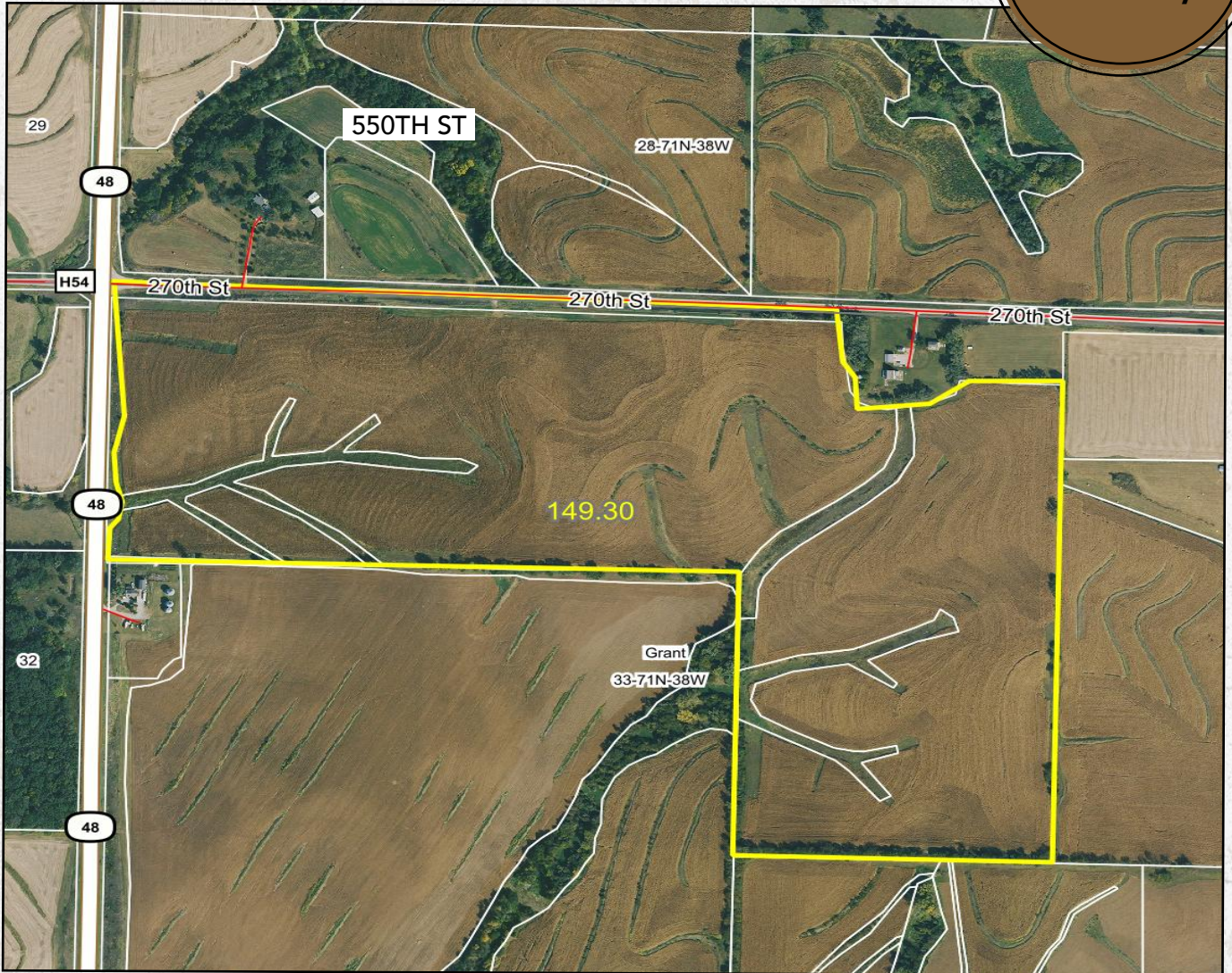
CODY SKINNER | LAND BROKER  
Cody@IowaLandCompany.com  
515-443-6343



# AERIAL PHOTO

Montgomery County

**150.03**  
ACRES +/-



## FARM SPECIFICATIONS:

### Asking Price:

\$1,687,837 or \$11,250 Per Acre

### Location:

From Red Oak, Iowa travel south on HWY 48 for 6.9 miles. Turn left or east on 270th St for 1/4 mile. For sale signs are located on the property off 270th Street.

### Legal Description:

150.03 +/- gross acres located in Montgomery County, Iowa; Grant Township, Section 33. The exact legal description will come from the abstract.

### Tax Information:

\$5,606 +/- Annually (estimated)

NICK SKINNER | LAND AGENT  
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# PROPERTY PHOTOS

Montgomery County

**150.03**  
ACRES +/-



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# ABOUT US

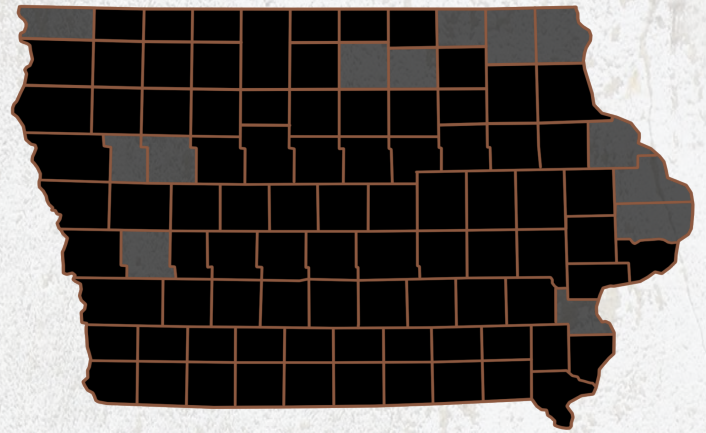
*We are Iowa Land Company*

**A REAL ESTATE BROKERAGE GROWN ON THE BEST DIRT IN AMERICA**

## WHAT WE DO

At Iowa Land Company, our approach is like that of a farmer: prepare, do the hard work and when the time comes, enjoy a successful harvest. We're a farmland real estate company and helping connect buyers and sellers of Iowa land is our specialty. As a team of native Iowans, our boots only know Iowa dirt. Our team of land experts combine years of real estate experience with the latest technology and marketing innovations to give you a modern real estate service unmatched in the Hawkeye State.

-  LAND AUCTIONS
-  LAND LISTINGS
-  NATIONAL MARKETING



**"IOWA IS OUR FACTORY, LAND MARKETING IS OUR CRAFT, FARMLAND TRANSACTIONS ARE OUR PRODUCT, AND THE PEOPLE ARE WHAT MAKE UP OUR BUSINESS"**

*-Iowa Land Company*

Nick and Cody are your local Land Brokers for Iowa Land Company, a family owned business which they Co-Founded with their two brothers Luke and Matt Skinner. Our goal is to be a trusted source in the Iowa farmland market while connecting buyers and sellers of Iowa land. Over the past six years we have represented clients in over 400 land real estate transactions selling 18,000 + acres of Iowa Land. We look forward to the opportunity to work for you and your family.



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