

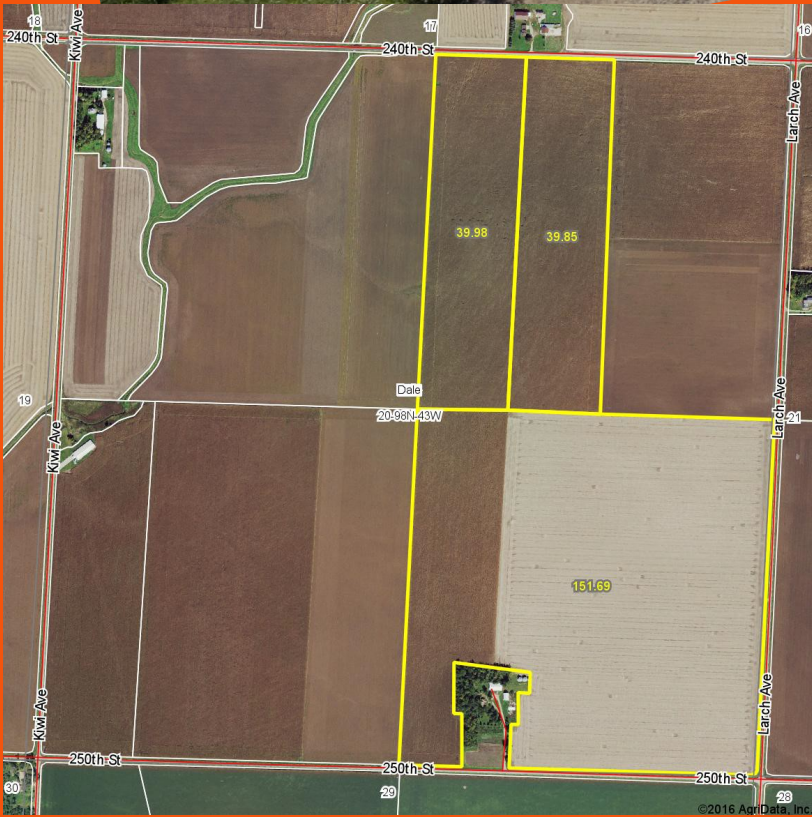
Excellent Farmland For Sale!

233.86 ± Acres of Dale Twp, Lyon County Farmland

Location: From the South edge of George, IA go 3 1/2 miles South on Kennedy Ave and 3 miles East on 250th St. Or from Matlock, IA go 1/2 mile West on 280th St and 3 miles North on Larch Ave. Signs Posted!

\$14,500 per acre

Call Today!



General Description: Selling will be an excellent 233.86 ± acres of farmland in Dale Twp, Lyon County, IA. The farm will be offered as two tracts. **Tract 1** will be 153.06 +/- acres with 151.69 tillable acres. **Tract 2** will be 80.82 +/- surveyed acres with 79.83 tillable acres. The farmland is level to gently sloped. The soil types on both tracts consist of the Primghar, Galva, Marcus, and Spicer Series. CSR 1 on Tract 1 is 71.7 and CSR 2 is 95.3. CSR 1 on Tract 2 is 71.7 and CSR 2 is 95.5. **Tract 1** has 3 grain bins; 2 drying bins and one storage bin.

Brief Legal Description: **Tract 1:** The SE 1/4 except Parcel A (acreage) in Section 20-98-43, Dale Twp, Lyon County, Iowa. Property contains 153.06 ± acres. **Tract 2:** The W 1/2 of the NE 1/4 in Section 20-98-43, Dale Twp, Lyon County, Iowa. Property contains 80.82 ± acres.

Terms: 10% down is due with offer and the balance at closing.

Real Estate Taxes: Sellers will pay all real estate taxes which would become delinquent if not paid by October 1, 2017, as well as all prior taxes. The estimated net real estate taxes are \$8,334.

Possession: Immediate at time of closing. (Subject to current lease which will expire March 1, 2017)

Realtors Note: This is an excellent opportunity to purchase 233.86 +/- acres of Lyon County farmland! Call Todd today for more info! 712-348-0111

Note: This property is being sold "as is." All info was gathered from sources deemed to be reliable, but it is not guaranteed by sellers or sellers' agents. Real estate company acts as agent for the seller.

Mastbergen Estate

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