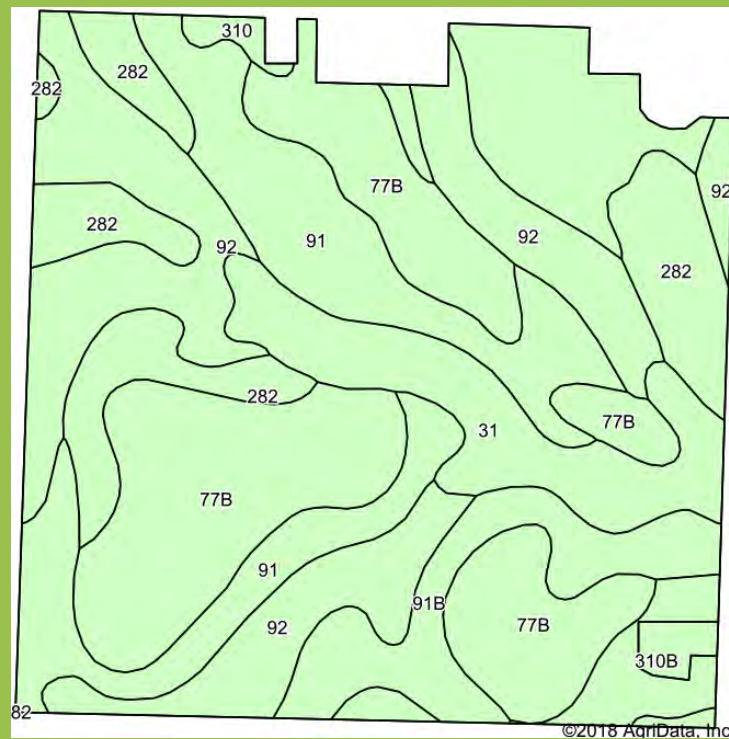


# Farmland For Sale!

## 150 +/- Acres of Center Twp, O'Brien County Farmland

Location: From Primghar, IA go 6 miles east on 390th St and 1/2 mile north on Van Buren Ave. Signs Posted!



**EXCELLENT FARM WITH IMMEDIATE POSSESSION!**

148.36	157.58	148.55	157.82	79.25	228.58	153.58	78.64	78.63	74.98	76.37	76.13	78.79	78.48	78.65	75.17	155.28	157.14	37.64
30	29	31	28	27	26	25	32	33	34	35	36	37	38	39	40	41	42	43
155.58	155.58	155.58	155.58	155.58	155.58	155.58	155.58	155.58	155.58	155.58	155.58	155.58	155.58	155.58	155.58	155.58	155.58	155.58

**General Description:** Selling will be 150 +/- acres of farmland in Center Twp, O'Brien County, IA. There are 148.5 tillable acres with the balance consisting of road and ditch. The farmland is level to gently sloped. The main soil types consist of the Sac, Primghar, Marcus, Ransom, Afton and Galva series. CSR 1 is 74.3 and CSR 2 is 95.4. This farm has been very well tiled.

**Brief Legal Description:** A tract in the NE 1/4 of Section 36-96-40, Center Twp, O'Brien County, Iowa. Property contains 150 +/- acres. Exact acres to be determined by survey.

**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, 2020, as well as all prior taxes.

**Possession:** Immediate at time of closing.

**More Info:** Here is a great opportunity to purchase 150 +/- acres of farm ground near Primghar, IA. 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.

# Hollowell Family

View our web site at [www.vw72.com](http://www.vw72.com)

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