

# Farmland For Sale!

## 340.15 ± Acres of Franklin Twp, O'Brien County Farmland

Location: From Sanborn, IA go 1 mile west on Hwy 18 and 4 miles north on Redwing Ave. Signs Posted!

**Tract 1 General Description:** Selling will be 260.25 ± acres of farmland in Franklin Twp, O'Brien County, IA. The farmland is level to gently sloped. This farm contains 237.62 +/- tillable acres, 13.51 +/- CRP acres, 11 +/- acres of grassland / pastureland with the balance as road and ditch. The primary soil types consist of the Sac, Galva, Primghar, Calco and Marcus Series. The average CSR 1 is 70.2 and CSR 2 is 91.4.

**Brief Legal Description:** The E 1/2 in Section 4-97-41 excluding the acreage site and southern pastureland, O'Brien County, Iowa.

**Tract 2 General Description:** Selling will be an excellent 80 ± acres of farmland in Franklin Twp, O'Brien County, IA. The farmland is level to gently sloped. This farm contains 78.98 +/- tillable acres with the balance as road and ditch. The primary soil types consist of the Sac, Primghar, Galva, Afton, Marcus, and Ransom Series. The average CSR 1 is 72.3 and CSR 2 is 94.

**Brief Legal Description:** The S1/2 of the NE 1/4 in Section 9-97-41, O'Brien County, Iowa.

**Exact acres to be determined by survey!**

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

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

**Realtors Note:** Call Todd today to hear more about this large O'Brien County Farm 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.



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and  
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