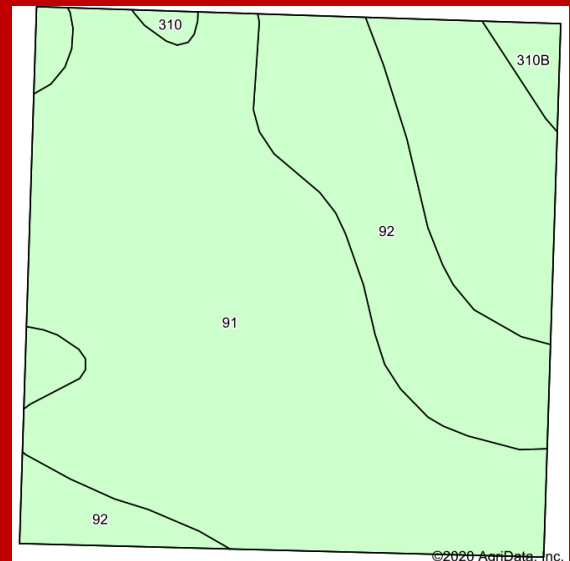
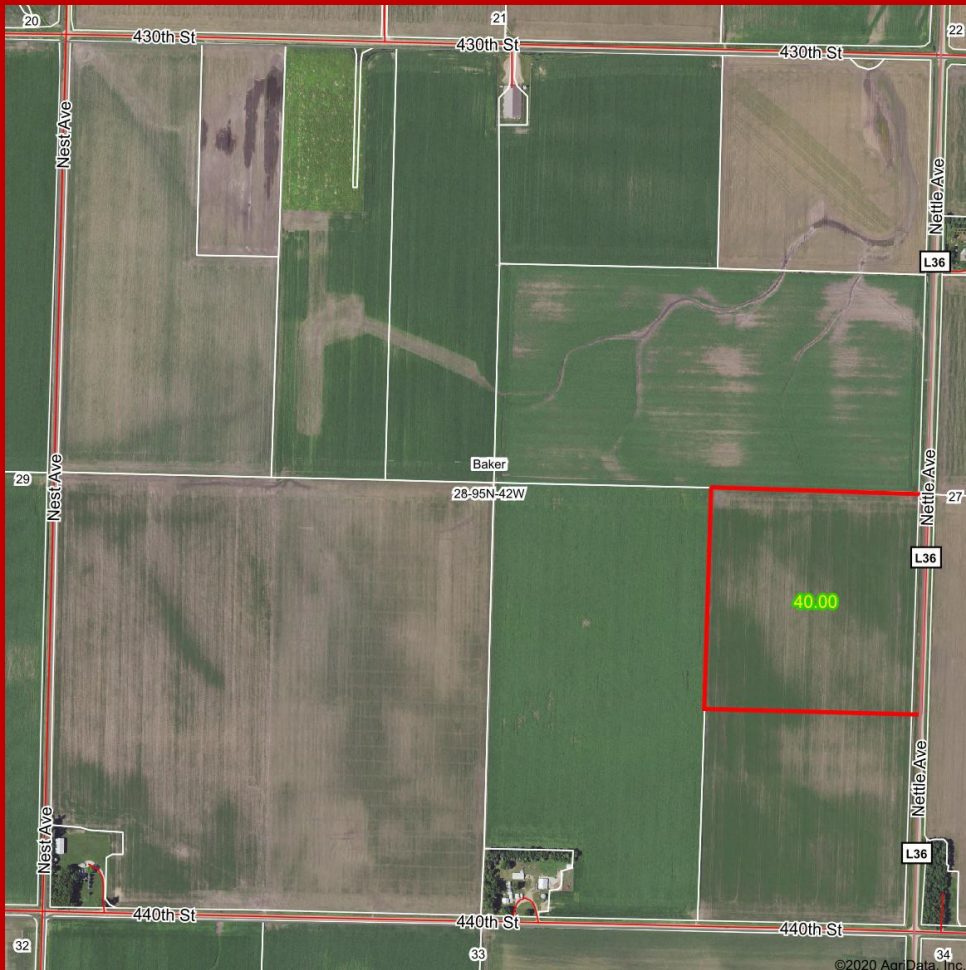


Farmland For Sale!

EXCELLENT 39.76 Surveyed Acres in Baker Township, O'Brien County, Iowa

Location: From Granville, IA go 4 miles east on Hwy 10 and 2 1/4 miles north on Nettle Ave. Signs Posted!



General Description: Selling will be an excellent 39.76 surveyed acres of farmland in Baker Township, O'Brien County, IA. There are 39 +/- tillable acres with the balance consisting of road and ditch. The farmland is level to gently sloped. The main soil types consist of the Primghar and Marcus series, plus some Galva. There is an excellent CSR 1 of 78.6 and CSR 2 of 98.5. There has also been additional tile recently done. This farm is in an excellent state of productivity.

Brief Legal Description: The NE 1/4 of the SE 1/4 in Section 28-95-42, Baker Township, O'Brien County, Iowa. Property contains 39.76 surveyed 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, 2021, as well as all prior taxes. Estimated net taxes are \$1166 per year.

Possession: **IMMEDIATE** at time of closing!

More Info: Here is a great opportunity to purchase an excellent farm near Granville or Paullina, 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.

Seas of Green, LLC

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