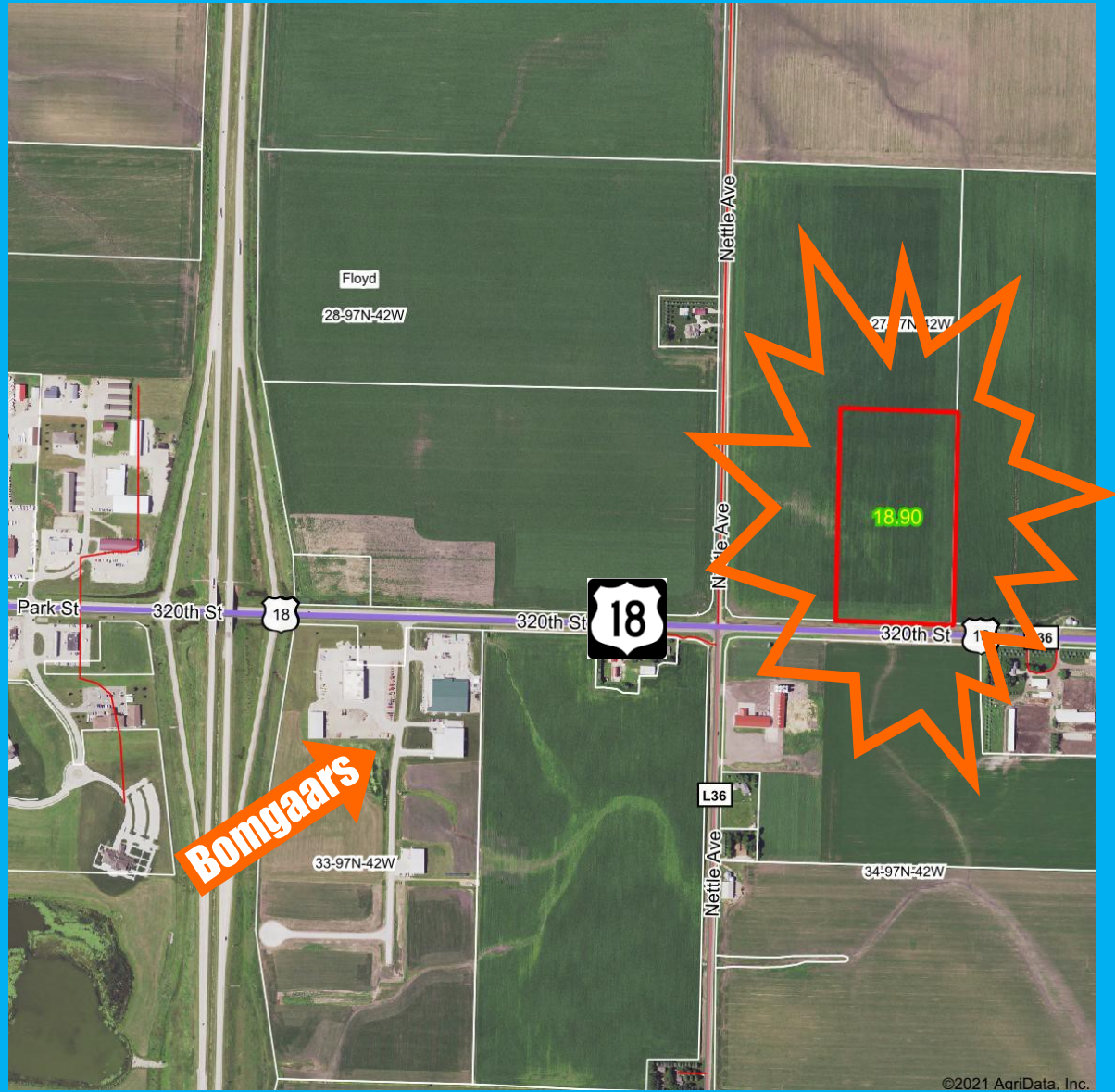
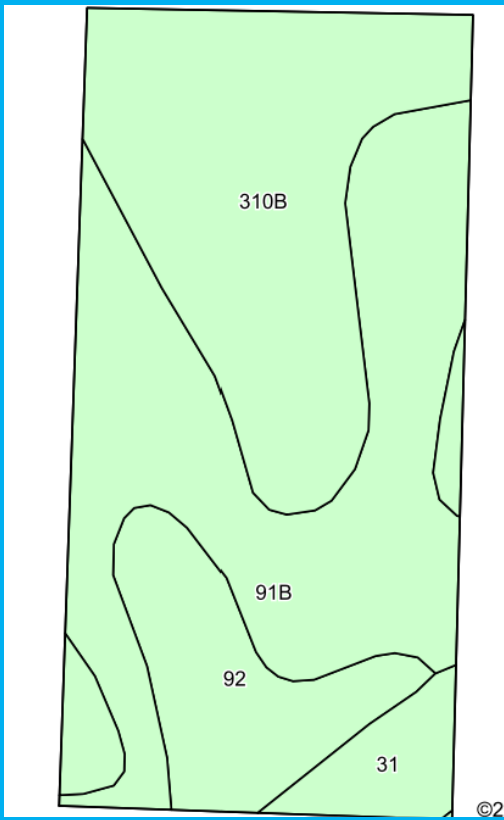


Farmland For Sale!

EXCELLENT 18.9 Surveyed Acres in Floyd Township, O'Brien County, IA

Location: The farm is located 3/4 of a mile from Bomgaars. Signs Posted!

\$15,000 Per Acre



General Description: Selling will be an excellent 18.9 surveyed acres of farmland in Floyd Township, O'Brien County, IA. It has an excellent location along highway 18 very near Sheldon, IA. This farm is 100% tillable! The farm is an inside tract and is level to gently sloped. The main soil types consist of the Primghar, Galva and Marcus series. There is an excellent CSR 1 of 74.2 and CSR 2 of 94.1. This farm is in an excellent state of productivity.

Brief Legal Description: Parcel C in the E 1/2 of the SW 1/4 in Section 27-97-42, Floyd Township, O'Brien County, Iowa. Property contains 18.9 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.

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

More Info: Here is a great opportunity to purchase an excellent farm near Sheldon, Iowa. 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.

Misty Reznik

View our web site at www.vw72.com

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**Vander Werff
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