

FARM FOR SALE

106.7 acres
Liberty Township
Plymouth County

GENERAL INFORMATION:

This farm is over 99% tillable with an average CSR of 72.6!! Here is an opportunity to own one of the nicest farms in western Plymouth County. The land has been under the excellent stewardship of the same operator for many years and is well located with easy access to local markets. Make plans to view this property soon, as it won't be on the market long!

*Please respect the tenant's growing crop and do not drive over the property without making prior arrangements with the agents.

LOCATION:

Eight miles west and one-quarter mile south of Merrill, or two miles west and one-quarter mile south of the K22 and C44 intersection. It is on the east side of Fir Avenue.

LEGAL DESCRIPTION:

The S $\frac{1}{2}$ NW $\frac{1}{4}$ and the North part SW $\frac{1}{4}$ NE $\frac{1}{4}$ of Section Nine (9), Township Ninety-one (91) North, Range Forty-seven (47) West of the 5th P.M., Plymouth County, Iowa. Survey available upon request.

USDA DATA:

There are 105.7 acres of cropland with 60.6 base acres of corn and 45.1 base acres of soybeans. The PLC yields are 143 bushel/acre for corn and 40 bushel/acre for soybeans. Agricultural risk coverage with the county option (ARC-CO) is the farm program election.

TERMS:

10% down payment upon acceptance with the balance of funds payable at closing within 45 days. The cropland is cash rented for 2018 at a very competitive rate. A proration of 2018 cash rent is negotiable. Annual real estate taxes of \$2,344 will be prorated to the date of closing.

LIST PRICE: \$1,150,000

POSSESSION: Possession at closing subject to the terms of the 2018 lease expiring February 28, 2019.

SELLER: Johnson Bank, Appleton, WI, Trustee of the Janice Ahern Survivor's Trust



COFFMAN FARM AGENCY, LLC.

FARM MANAGEMENT-RURAL APPRAISAL-REAL ESTATE SALES

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