

# **FARM FOR SALE**

## **Approximately 131 Acres, Liberty Township Plymouth County, Iowa**

**LOCATION:** From the junction of Highway C60 and K22, go north 2 miles on K-22 to Highway C43, then 2 miles west on C43 to Fir Avenue, then South to the intersection of Fir Avenue & 270<sup>th</sup> Street. This is the northeast corner of the property.

**LEGAL DESCRIPTION:** Approximately 131 acres in the East part of the N½ of Section 32, Township 91, Range 47 West of the 5<sup>th</sup> P.M., Plymouth County, Iowa.

**GENERAL INFORMATION:** The farm will be sold based on a survey provided by owner. This parcel is combined with adjacent land for USDA Farm Program purposes. According to the 156-EZ, the entire farm has 294.94 acres of cropland. There are 220.7 acres of corn base, 68.2 acres of soybean base and .2 acres of oat base. The PLC yields are 150 bushel/acre for corn and 42 bushel/acre for soybeans. The farm will need to be reconstituted with the FSA to determine the cropland and base acres for this parcel. The farm program election has not been selected for the 2021 crop year. Soil and aerial maps are available on request.

**SOILS:** The estimated CSR2 is 62.7.

**TERMS:** 10% earnest money payment. Balance due at closing.

**POSSESSION:** At closing subject to a lease ending 2/28/2021.

**REAL ESTATE TAXES:** Estimated at \$3,215. Taxes will be prorated to date of closing.

**LIST PRICE:** \$1,162,625 (\$8,875/acre on an estimated 131 acres)

**SELLER:** The Rock Family Trust

**NOTE:** The property information provided was acquired from sources believed to be reliable, however, Coffman Farm Agency, L.L.C., makes no guarantees to its accuracy. The farm is being sold as-is, where-is, with no guarantees either expressed or implied. Coffman Farm Agency, L.L.C. is Agent for the Seller.



*Offered by*

**COFFMAN FARM AGENCY, L.L.C.**

**FARM MANAGEMENT-RURAL APPRAISAL-REAL ESTATE SALES**  
505 5<sup>th</sup> Street, Suite 323, Sioux City, IA, 51101

Office  
Dick L. Coffman, Broker  
Jason D. Woods, Broker Associate  
Michael Koopmans, Salesman  
Gary Walters, Salesman

(712) 277-2741  
Cell phone (712) 251-3622  
Cell phone (712) 253-8482  
Cell phone (712) 301-4567  
Cell phone (712) 251-1489

[www.coffmanfarmagency.com](http://www.coffmanfarmagency.com)