

For Sale

138.81 Acres, More or Less
Keg Creek Township Upland

- Location:** 1 ½ Miles South of Council Bluffs on Highway 275, then 3 ½ miles East on Pioneer Trail to 240th Street, then 2 ½ miles South to Intersection of 240th Street and Applewood Road.
OR
5 Miles East of Council Bluffs on Highway 92 to 240th Street, then 5 Miles South on 240th Street to Intersection of 240th Street and Applewood Road.
- Legal Description:** SE1/4 SW1/4 except railroad; SW1/4 SW1/4; NW1/4 SW1/4; and West of the railroad in the NE1/4 SW1/4; all in Section 31, Keg Creek Township, Pottawattamie County, Iowa.
- Property Description:** This property offers nearly level to moderately sloping productive upland soil types. Well terraced and highly productive soil types. Property offers several excellent building sites and a small area of timber south of Applewood Road. The Wabash Trace adjoins the property in the NE corner.
- Total Acres:** 138.81 Taxable Acres
- FSA Information:** West Pottawattamie County FSA Farm Number 369, Tract 815
124.0 DCP Cropland with a 60.0 Acre Corn Base with a 106 Bushel Direct and CC Yield and 32.4 Acre Soybean Base with a 31 Bushel Direct and CC Yield
- Average CSR:** 53.4
- Real Estate Taxes:** \$2,126.00
- Price and Terms:** \$535,000.00 Cash, Real Estate Taxes to be prorated to date of closing. Possession at closing subject to 2009 Cash Rent Lease.

Thien Farm Management, Inc.
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More Details at: www.tfmgt.com

Information provided was obtained from sources deemed to be reliable, but the broker makes no guarantees as to its accuracy. All prospective buyers are urged to inspect the property, its title and rely on their own conclusions. Sellers reserve the right to refuse any or all offers submitted and may withdraw the property from offering without notice.