



# Land For Sale

## Pottawattamie County Farm Land

- 90.2 Taxable acres
- 50.35 FSA Crop Acres
- Excellent Hunting and fishing along Missouri River
- CSR2 on FSA acres 67.8
- Open for farming in 2018

Property information provided herein was obtained from sources deemed reliable, but sellers or seller's agent makes no guarantees as to its accuracy. All prospective buyers are responsible for conducting their own independent inspections, inquiries, and due diligence concerning the property. All sketches, dimensions, and acreage figures in this information are approximate or "more or less".



The property is located south of Veterans Memorial Highway in Council Bluffs on 36th Street. This property contains quality river bottom soils and good access from 36th street. Timber on the property offers hunting opportunities and access to the Missouri River gives other recreation opportunities. The crop land consists primarily of Haynie silt loam and Onawa silty clay. The crop acres carry an average CSR2 of 67.8. -2015 Corn yield 218 bushels per acre, 2016 Soybean yield 62 bushels per acre.

Offered for sale at \$474,000.00

## Contact Thien Farm Management, Inc.

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