



101 East Graham Avenue ▪ Council Bluffs, IA 51503 ▪ 712-328-3477

VERDIACRA, LLP- SELLER

Listing Price: **\$4,970,000.00**

Legal Descriptions: The NE1/4 and the N1/2 N1/2 SE1/4, Section 24, Lincoln Township, Montgomery County, Iowa.-VANMETER FARM- 195.59 Taxable Acres with 160.84 Crop Acres.
LISTING PRICE: \$1,720,000.00

The E1/2 SW1/4 and W1/2 SE, except acreage, all in Section 8, Red Oak Township, Montgomery County, Iowa.- YEAGER FARM- 148.11 Gross Acres with 134.37 Crop Acres.
LISTING PRICE: \$1,720,000.00

The NW Frl. ¼ and Part of the North Half of the SW Frl. ¼ of Section 31, T74N, R 35W, except Parcel A ; also the E 10 Acres of the NE1/4 of Section 36, T74N, R 36W, all in Cass County, Iowa.-SINDT FARM- 138.76 Gross Acres with 122.72 Crop Acres.
LISTING PRICE: \$1,530,000.00

Taxable Acres: 482.46

Cropland Acres: 417.93

Topography: High Quality Nishnabotna River Bottom and Terraced Upland

Cropland CSR2: 74.36

FSA Info: Upon Request

Real Estate Taxes: \$9,268.00. Seller will pay all real estate tax installments due at the date of closing. Buyer will be responsible for all future real estate tax installments, with no pro-ration based upon tax year.

Lease Info: All farms are leased for 2021 under flexible cash rent lease. Terms available upon request.

Aerial Photo, Soil Map: Attached

Listing Agent: **David Thien, Broker, ALC, AFM**
Thien Farm Management, Inc.
101 East Graham Avenue
Council Bluffs, IA 51503
712-328-3477 or 402-699-1464
david@tfmgt.com
www.tfmgt.com