



**THIEN**  
FARM MANAGEMENT

# Land For Sale

## Pottawattamie County Farm Land

- 158.0 Taxable acres
- 15.53 FSA Crop Acres
- Real estate Taxes payable Sept. 2020 and March 2021 \$5,276.00
- CSR2 on FSA acres 74.4
- FSA Corn Base 74.94 acres PLC Yield 161 Soybean Base 74.89 PLC yield 52 Enrolled in ARC county
- Leased for 2021
- 22,000 bushel grain storage on site

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 approximately 2 miles east of Carson, IA and 1.5 miles south of Highway 92. The Property is located in south half of the northeast quarter of Section 18 and the north half of Section 19 Grove Twp. Pottawattamie County, Iowa. This property contains terraced and tile upland soils and good access from 425th street. The crop land consists primarily of Judson, Exira, and Marshall soils and carry a CSR2 of 74.4 The property is offered for sale at \$1,600,000.00.

## Contact Thien Farm Management, Inc.

Adam Thien AFM Salesperson

Email: [adam@tfmgt.com](mailto:adam@tfmgt.com)

101 East Graham Avenue

Office: 712-328-3477

Council Bluffs, IA 51503

Cell: 712-310-1323