



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

**Ruth Nekonchuk- SELLER**

**Listing Price:** \$800,000.00

**Legal Descriptions:** The East Half of the Southwest Quarter (E1/2 SW1/4) of Section 17, Garfield Township, Calhoun County, Iowa.

**Deeded Acres:** 80.0

**FSA Cropland Acres:** 78.41                      Effective DCP Cropland- 39.41                      CRP- 39.0

**Topography:** Nearly Level to Gently Rolling

**Cropland CSR2:** 78.3      Major Soils Types: Clarion, Canisteo, Kossuth, Okoboji

**FSA Info:** Farm Number 7382      Tract 6292

**CRP Info:** 39.0 Acres @ \$198/acre or \$7,722 annually. Expires 9/30/30 Contract 11985

**Corn Base:** 39.41 Acres      PLC Yield 155

**Real Estate Taxes:** \$2,142.00. Real Estate Taxes to be prorated to date of closing.

**Lease Info:** Full Possession for 2023.

**Aerial and Soil Maps:** Attached



**Listing Agent:** David Thien, Broker, ALC, AFM  
Thien Farm Management, Inc.  
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