



SOUTHWEST IOWA REAL ESTATE CO.

417 SOUTH PARK PLACE AUDUBON, IA 50025-1215

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SINCE 1878

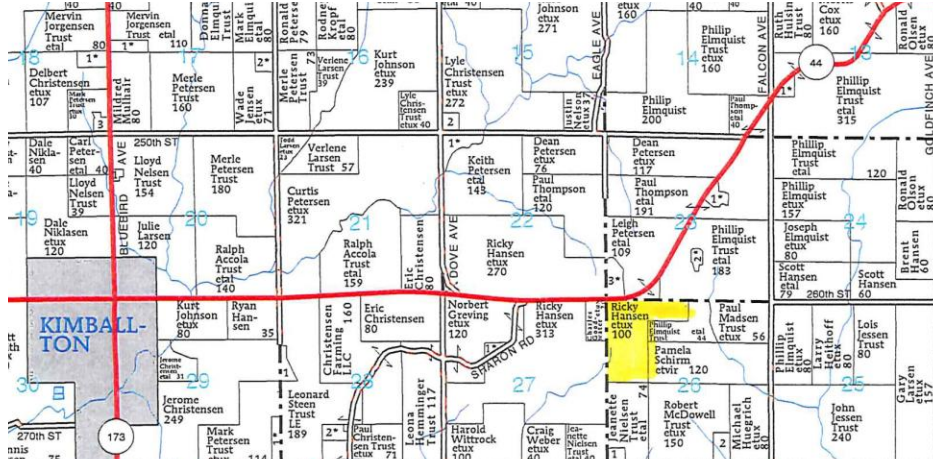
www.westerniowamls.com • www.southwestiowarealestateco.com

REALTOR@iowatelecom.net

FARM FOR SALE

Ricky & Paulette Hansen
100+ Acres Section 26 Sharon Twp

**For more
information on this
listing contact our
office
712-563-4288**



FSA INFO

FARM: #3088
TRACT: #3793+3794

Base Acreage
30±*

Direct Pymt Yield
133

FARMLAND: 95.44
CROPLAND: 90.00±

59.87 Acres in CRP and 30± Acres in Crop

CSR2: 66.2 Per Surety on 100 Total Acres
87.5 Per Surety on 30± Tillable Acres

PRICE: \$622,500

NET TAXES: \$2,468

TERMS: Cash

POSSESSION: 60 Days

LEGAL: NW¼ NW¼ & N½ NE¼ NW¼ & SW¼ NW¼ 26-79-36

CRP Contracts:

TRACT#	ACRES	\$/ACRE	ANNUAL PYMT.	TERM
3793	20.21	\$298.28	\$6,028	12/01/2015 - 9/30/2026
3793	14.05	\$285.59	\$4,013	11/01/2016 - 9/30/2027
3794	25.61	\$275.30	\$7,050	12/01/2015 - 9/30/2026
	59.87		\$17,091	

*Corn base acreage is an estimate. FSA will determine exact number with farm reconstitution.
Buyer will agree to succeed to all CRP contracts and will comply with all of the terms and conditions.

ALL INFORMATION ACQUIRED FROM SOURCES DEEMED TO BE RELIABLE BUT NOT GUARANTEED BY BROKER.