

Land For Sale

WEST BEND TOWNSHIP
Palo Alto County Farm

78.8 GROSS ACRES m / l
PALO ALTO COUNTY, IOWA

LEGAL DESCRIPTION – The W 1/2 of the NW 1/4 of Section 10-94-31 in Palo Alto County, IA

LAND FOR SALE -

FSA Tillable Acres: 77.7 • Township: West Bend
Annual Real Estate Taxes: \$2,326
Primary Soils: Loam • Enrolled in ARC-County CSR2: 82.1 • Owners: Joyce Van Horn Estate
Listing Price: \$1,253,000 • Price/Ac - \$15,900

DETAILS:

Cotton Grave Farm Management is pleased to be offering this nice, all-tillable tract in SE Palo Alto County. The Richard Van Horn Farm offers highly productive soils, tile improvements, and a lift station that improves drainage. The farm also has a county tile main running through the north 40 acres. This tract is located near a major grain facility and would make a great investment for a farmer or land investor. This is a great opportunity to get this inside tract of nearly all tillable land.



Trusted Since 1960

Farm Management, Land Realty, & Appraisal
517 N. Grand Ave. • Spencer, IA 51301

COTTONGRAVE.COM



Brent Swart
Agent

Call today to learn more about the opportunities on this farm for your next investment.

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Investing in Iowa Agland... **Call us Today!**

FACEBOOK @CottonGraveFarm

