

160 ACRE MILLS COUNTY, IA FARM FOR SALE



\$11,500/ACRE

FARM LOCATION: 63592 US Highway 275, Tabor - Farm is located 4.2 miles north of Tabor, IA on Highway 275.



An outstanding Farm Buying Opportunity for an Investor or expanding Farmer! This Farm has been in the family for many years. Great soil quality. Terraced - Pavement Location - Well! Make your plans now to purchase this great Farm!!! Call Ed and visit www.spencergroups.com for info!

Seller will retain 100% of the 2023 crop share. Buyer will receive landlords possession at closing, and full possession 3/1/2024.

FSA INFO: Farm# 1693 Tract #1034
CROPLAND ACRES: 145.40
CORN BASE: 71.20 **PLC YIELD:** 130
BEAN BASE: 64.20 **PLC Yield:** 37

CSR2: 72.2 **TAXES:** \$5138 for 2022
LEGAL DESCRIPTION: S 1/2 NE 1/4 and N 1/2 SE 1/4, all in Section 9, Township 71 (Rawles) Range 42, Mills County, Iowa



Ed Spencer, Auctioneer 402-510-3276 | Luke Spencer, Auctioneer 402-510-5853 | Hannah Johnsen, Auctioneer 712-592-9794

WWW.SPENCERGROUPS.COM



Spencer Groups | 322 E 7th St, Logan, IA | 51546 712-644-2151