

LAND FOR SALE

EXCELLENT 60 +/- ACRE TILLABLE TRACT IN WESTERN IOWA

COUNTY: **POTTAWATTAMIE**
STATE: **IOWA**
ACRES: **60**



PROPERTY FEATURES

- Average CSR2 of 71.6
- Primarily tillable with gentle slopes
- Terraced for erosion control
- Gravel road frontage with Highway 92 just a half mile to the south
- In soybean/corn rotation, with soybeans planted for the 2025 growing season
- Cash rent currently pays \$275/acre
- Currently leased for the 2026 crop year; tenant willing to negotiate with buyer
- Electric located at the road
- 5 miles east of Carson
- 10 miles west of Griswold

For more information, contact:

WILL COOPER, Land Agent

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MidwestLandGroup.com



This property is being offered by Midwest Land Group, LLC, 7111 W. 151st Street, Ste. 27, Overland Park, KS 66223, 913.674.8010.
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