

LAND FOR SALE

PREMIER 135 +/- ACRE INCOME-PRODUCING FARM

COUNTY: **AUDUBON**
STATE: **IOWA**
ACRES: **135**



PROPERTY FEATURES

- 7 miles northwest of Audubon
 - 129.22 +/- FSA tillable acres
 - 73.6 weighted CSR2
 - Cash rent bid of \$375 per tillable acre for 2027
 - \$48,458 annual cash rental income
- Wind turbine lease generating approximately \$24,000 annually
- Approximately \$72,500 total annual income
 - Predominantly Marshall silty clay loam, Exira silty clay loam, and Judson-Colo-Ackmore complex soils
 - Taxes \$5,578

For more information, contact:

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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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