

LAND FOR SALE

PREMIER 135 +/- ACRE INCOME-PRODUCING FARM

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



PROPERTY FEATURES

- 7 miles northwest of Audubon
- 135 +/- total acres
- 129.22 +/- FSA tillable acres
- 73.6 weighted CSR2
- Cash rent of \$300 per tillable acre
- \$38,766 annual cash rental income
- Wind turbine lease generating approximately \$20,000 annually
- Approximately \$58,766 total annual income
- Predominantly Marshall silty clay loam, Exira silty clay loam, and Judson-Colo-Ackmore complex soils
- Gently rolling topography with excellent farming efficiency
- Strong investment potential with diversified income streams



For more information, contact:

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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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