

LAND FOR SALE

138 +/- ACRE INCOME-PRODUCING FARM

COUNTY: **AUDUBON**
STATE: **IOWA**
ACRES: **138**



PROPERTY FEATURES

- 131.22 +/- FSA tillable acres
- 70 weighted CSR2
- Cash rent of \$300 per tillable acre
- \$39,366 annual cash rental income
- Wind turbine lease generating approximately \$10,000 annually
- Approximately \$49,366 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
- Ideal for investors, 1031 exchange buyers, and owner-operators

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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