

LAND FOR SALE

PREMIER 273 +/- ACRE INCOME-PRODUCING FARM



PROPERTY FEATURES

- 7 miles northwest of Audubon
- 260.44 +/- FSA tillable acres
- 71.8 weighted CSR2
- Cash rent bid of \$375 per tillable acre for 2027
- \$97,665 annual cash rental income
- Three wind turbine leases generating approximately \$38,000 annually
- Approximately \$136,000 total annual income
- Predominantly Marshall silty clay loam, Exira silty clay loam, and Judson-Colo-Ackmore complex soils



COUNTY: **AUDUBON**

STATE: **IOWA**

ACRES: **273**



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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