

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 of \$300 per tillable acre
- \$78,132 annual cash rental income
- Three wind turbine leases generating approximately \$30,000 annually
- Approximately \$108,132 total annual income
- Predominantly Marshall silty clay loam, Exira silty clay loam, and Judson-Colo-Ackmore complex soils



For more information, contact:

SEAN STEWART, Land Broker

515.259.3541 | SeanStewart@MidwestLandGroup.com

MidwestLandGroup.com BUYERS, SELLERS, AND LAND – CONNECTED

This property is being offered by Midwest Land Group, LLC, 7111 W. 151st Street, Ste. 27, Overland Park, KS 66223, 913.674.8010.
Licensed in AL, AR, IA, IL, IN, KS, KY, LA, MN, MO, MS, MT, ND, NE, OH, OK, SD, TN, TX, WI, and WY.



COUNTY: **AUDUBON**

STATE: **IOWA**

ACRES: **273**

