

# Farmland For Sale!

## 463.43 ± Acres of Franklin Twp, O'Brien County Farmland

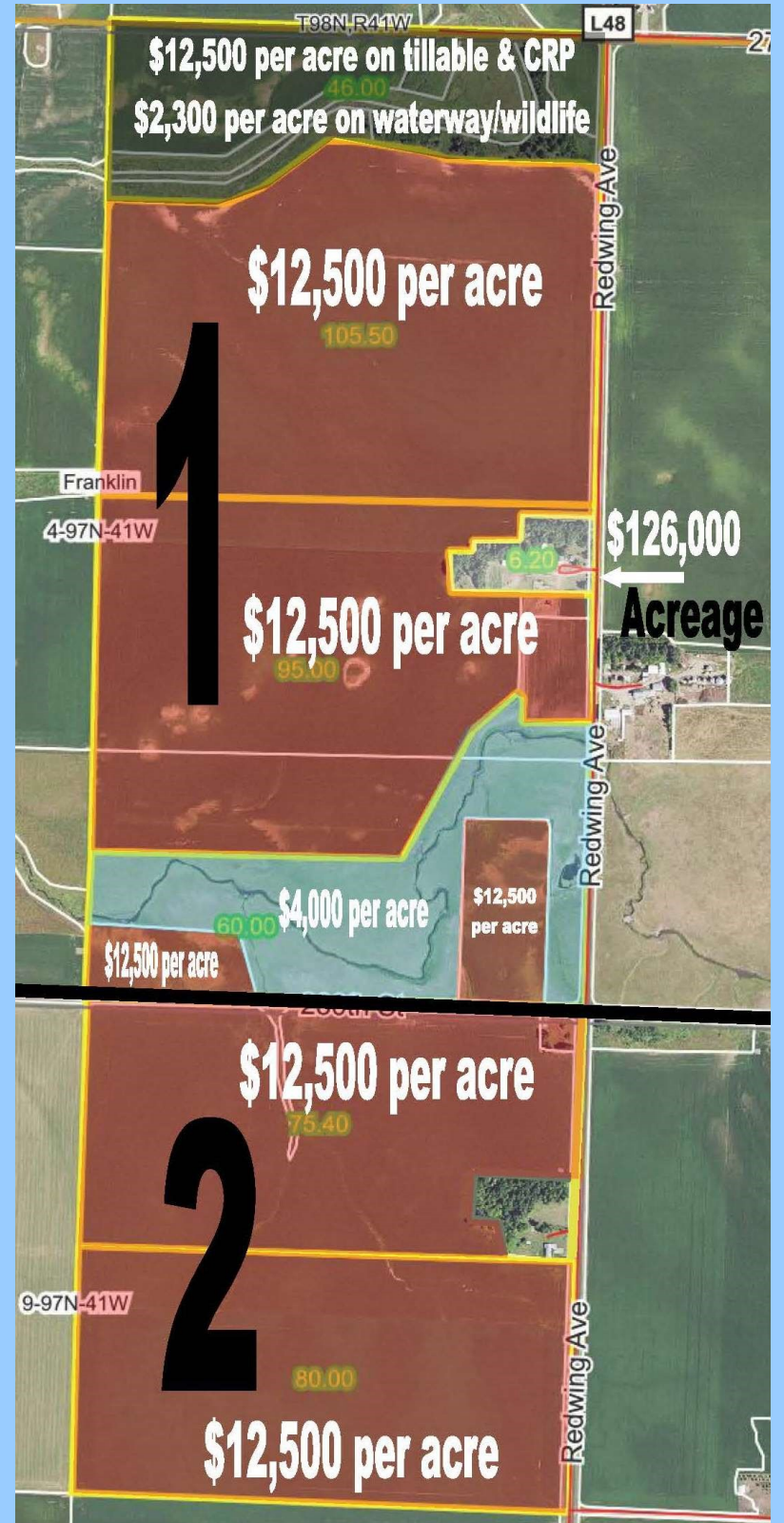
Location: From Sanborn, IA go 1 mile west on Hwy 18 and 4 miles north on Redwing Ave. Signs Posted!

**Tract 1 General Description:** Selling will be 308.20 ± acres of farmland in Franklin Twp, O'Brien County, IA. The farmland is level to gently sloped. This farm contains 236.59 +/- tillable acres, 13.51 +/- CRP acres, 50.05 +/- acres of grassland / pastureland with the balance as road and ditch. The primary soil types consist of the Sac, Galva, Primghar, and Marcus Series. The average CSR 1 is 70.2 and CSR 2 is 91.4.

**Brief Legal Description:** The E 1/2 in Section 4-97-41 excluding the acreage site, O'Brien County, Iowa.

**Tract 2 General Description:** Selling will be an excellent 155.23 ± acres of farmland in Franklin Twp, O'Brien County, IA. The farmland is level to gently sloped. This farm contains 150.21 +/- tillable acres with the balance as road and ditch. The primary soil types consist of the Sac, Galva, Primghar, Afton, Ransom, and Marcus Series. The average CSR 1 is 71.7 and CSR 2 is 93.9.

**Brief Legal Description:** The NE 1/4 in Section 9-97-41 excluding the acreage site, O'Brien County, Iowa.



**Terms:** 10% down is due with offer and the balance at closing.

**Possession:** Immediate at time of closing.

**Realtors Note:** Call Todd today to hear more about this large O'Brien County Farm; 712-348-0111.

**Note:** This property is being sold "as is." All info was gathered from sources deemed to be reliable, but it is not guaranteed by sellers or sellers' agents. Real estate company acts as agent for the seller.

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and  
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