



**112 Acres**

**31-78-42**

**Harrison Co, IA**

Directions to Farm: From I-680 Beebeetown, exit, North on L-34 1 mile, then East on York Rd 2 miles, Farm is on North side of York Road. Bounded by York Road on South Quitman Ave on West and Reading Trail on East.

Taxable Acres: 111.90  
Taxes: \$1512 per year

FSA Info: Farm#160, Tract#2115  
Cropland: 99.1  
Corn Base: 49.4 DY: 93 CCY: 99  
Bean Base: 42.1 DY: 33 CCY: 39  
7.6 acres CRP, Contract Expires 9/30/2015  
CSR Rating - Estimated average of 61.19

Price: \$448,000

Farm is cash rented for 2009. Landlords possession upon closing. Cash rent \$15,000 per year. If closed by 6/1/09 buyer will receive 2009 cash rent, 1/2 at closing and 1/2 in December of 2009.

This farm has a good location, highly productive, and well terraced. A very nice farm. Contact Ed Spencer at 402-510-3276 for more information.

**Ed Spencer Real Estate and  
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**Ed Spencer**  
Real Estate