

400 acres Irrigated Bottomland

Located from Modale, IA, Exit East on pavement 1 ¼ mile, then North ½ mile. (240 is on East side of road, SE Corner of intersection. Continue North, 160 is on NW corner of Intersection.

240 acres

Price: 240 x \$3900 = \$936,000

FSA Info: Farm#4790 Tract#3658
Cropland 233.8 tillable acres
Corn Base 223.7

2 center pivots. Electric powered, low pressure. Grain bins on North side of road are owned by this parcel.

Taxable Acres: 230.2
Taxes: \$3394.00
2008 Drainage: \$2148.27

160 Acres -**SOLD**

Price: 160 x \$3900 = \$624,000

FSA Info: Farm#4790 Tract#2020
Cropland: 156.6 tillable acres
Corn Base: 77.3 Direct Yield: 99
Bean Base: 77.2 Direct Yield: 37

Improvements include center pivot irrigation, electric powered, low pressure.

Taxable Acres: 154.40
Taxes: \$2568.00
2008 Drainage: \$850.86

Contact Ed Spencer at 402-510-3276 for more information on these properties.

Contact Ed Spencer for more information
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