

160 ac m/l Shelby Co, IA \$960,000

Directions to Farm: From Earling, North on M 16 then West on 2300th St 1 mile. Property is located on South Side of Road.

Legal Description: NE 1/4 Sec 13 T81N R40W, Shelby Co, IA

FSA Information: Farm#5845 Tract#368

Taxable Acres: 158 taxable

2008 taxes: \$2670.00

Cropland: 156.0

Corn Base: 82.5 DY: 104 CCY:107

Bean Base: 34 DY: 34 CCY:40

Estimated CSR Rating: 60.172 - weighted average

Improvements: Grain Bin 18x24

15.70 acres of CRP. \$2434.00 Contracts expire 9/30/2011.

**BUYER WILL HAVE FULL POSSESSION AND FARMING
RIGHTS FOR 2010 CROP YEAR!**

This is a highly productive tract of land with an excellent reputation of being a top producing farm. Contact Ed Spencer for more information at 402-510-3276.

Ed Spencer Real Estate and Auction Co.

322 E 7th St.

Logan, IA 51546

712-644-2151 or 402-510-3276

www.edspencer.com

