



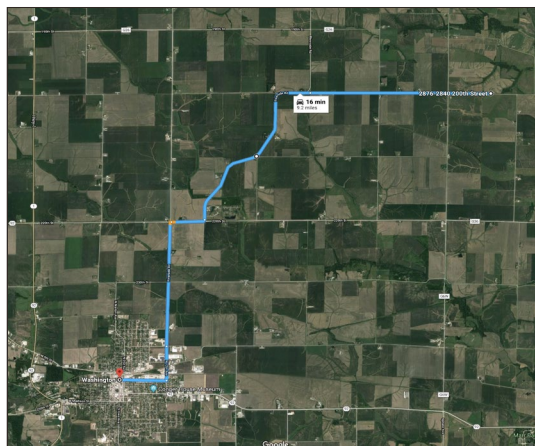
*Iowa is our factory, Iowa land marketing is our craft, Iowa farmland transactions are our product, and the people are what make up our business.*

## Washington County 158 Acres

Asking Price **\$1,188,160**  
or **\$7,520/Acre**

### Farm Details

This 158 +/- acre farm is 89% income producing acres. The farm consists of 113.51 tillable acres and 27.45 CRP acres. The CRP acres are broken down into 5 different CRP contracts. The tillable acres are cash rented for \$220.00 per acre for a total cash rent income of \$24,936. The CRP acres add an additional \$5,952 in income annually. This is a great opportunity to buy a well taken care of farm in a location where farmland doesn't come available often.



### Farm Directions: From Washington

Travel north on Riverside Rd 5.5 miles  
Continue straight where Riverside Rd runs into 200th  
Stay on 200th St (headed east) for 2.5 miles  
The farm sits on the north side of the 200th St



### Farm Highlights

- 140.96 Cropland Acres
- 64.9 CSR2 Value
- 113.5 Acres Being Farmed
- 27.45 CRP Acres
- 5 CRP Contracts
- Soybean PLC Yield of 48
- Corn PLC Yield of 170
- 9 Miles NE of Washington
- \$220 Current Cash Rent
- Building Location



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