



LAND FOR SALE

Adams County

240
ACRES +/-



FARM DESCRIPTION

PRICE: \$1,656,000

Iowa Land Company is honored to represent the R&M Cattle Company/Lee Family Farms, LLC farm located in Western Adams County. The farm is located just 7 miles northwest of Corning, Iowa. This rolling farm offers 217.46 +/- cropland acres carrying a 56.4 CSR2 average. The tract is currently in a lease agreement and will be open for the 2025 crop year. The current tenant has taken very good care of the farm with proper waterways, and farmable contour in place. If you're looking to expand acres or diversify your investment positions here is a nice farm that will provide the year over year ROI.

Come take a look at this unique investment opportunity in Western Adams County. Contact Land Broker Luke Skinner at 515-468-3610 Land Broker Matt Skinner at 515-443-5004 for more information or to set up a private showing.



LUKE SKINNER | LAND BROKER
Luke@iowaLandCompany.com
515-468-3610

Urbandale Office
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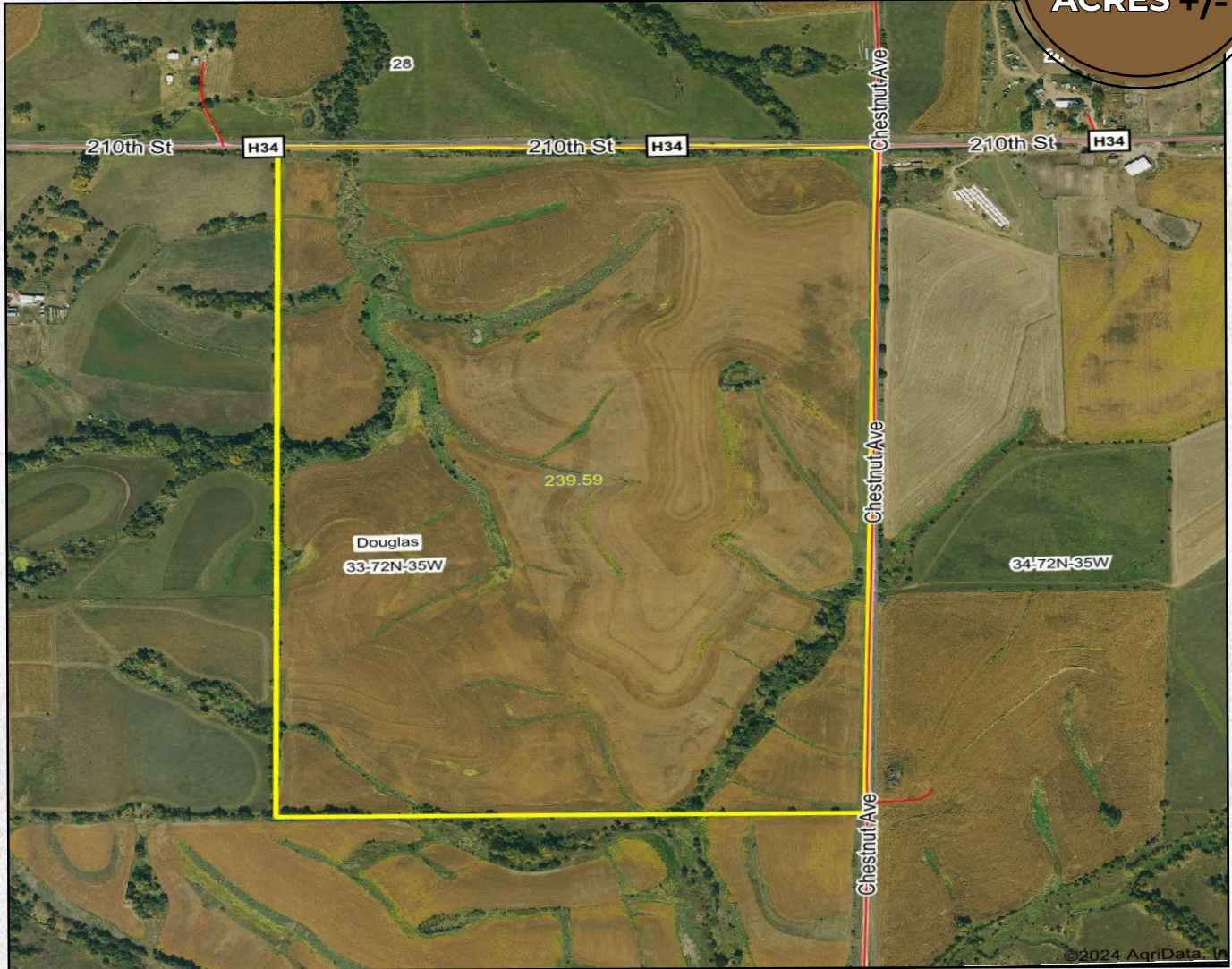
MATT SKINNER | LAND BROKER
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AERIAL PHOTO

Adams County

240
ACRES +/-



FARM SPECIFICATIONS:

Asking Price:

\$1,656,000 or \$6,900 Per Acre

Location:

From Corning, Iowa travel west on old HWY 34 for 7 miles. Farm sits on the south side of the road.

Legal Description:

240 +/- acres located in Adams County, Iowa; Douglas Township, Section 33. Exact legal will come from the abstract/deed.

Tax Information:

\$4,726 +/- annually estimated



PROPERTY PHOTOS

Adams County

240
ACRES +/-








ABOUT US

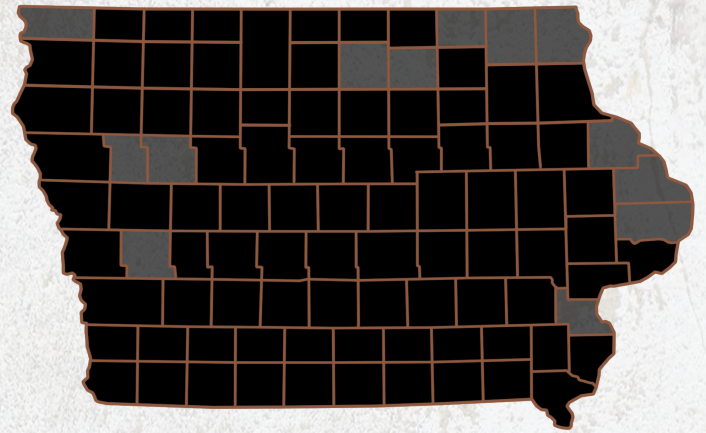
We are Iowa Land Company

A REAL ESTATE BROKERAGE GROWN ON THE BEST DIRT IN AMERICA

WHAT WE DO

At Iowa Land Company, our approach is like that of a farmer: prepare, do the hard work and when the time comes, enjoy a successful harvest. We're a farmland real estate company and helping connect buyers and sellers of Iowa land is our specialty. As a team of native Iowans, our boots only know Iowa dirt. Our team of land experts combine years of real estate experience with the latest technology and marketing innovations to give you a modern real estate service unmatched in the Hawkeye State.

-  LAND AUCTIONS
-  LAND LISTINGS
-  NATIONAL MARKETING



"IOWA IS OUR FACTORY, LAND MARKETING IS OUR CRAFT, FARMLAND TRANSACTIONS ARE OUR PRODUCT, AND THE PEOPLE ARE WHAT MAKE UP OUR BUSINESS"

-Iowa Land Company



Luke and Matt are your local Land Brokers for Iowa Land Company, a family owned business which they Co-Founded with their two brothers Cody and Nick Skinner. Our goal is to be a trusted source in the Iowa farmland market while connecting buyers and sellers of Iowa land. Over the past six years we have represented clients in over 400 land real estate transactions selling 18,000 + acres of Iowa Land. We look forward to the opportunity to work for you and your family.



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Branded in Land

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