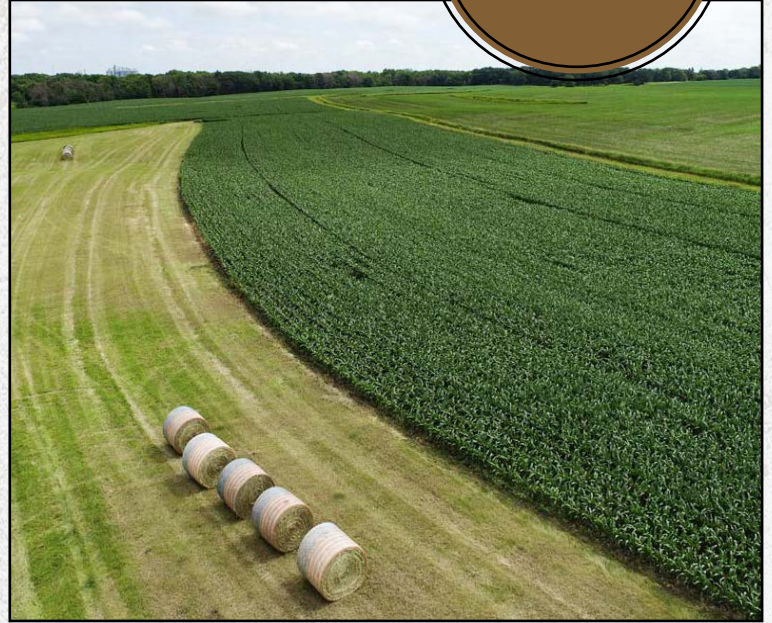
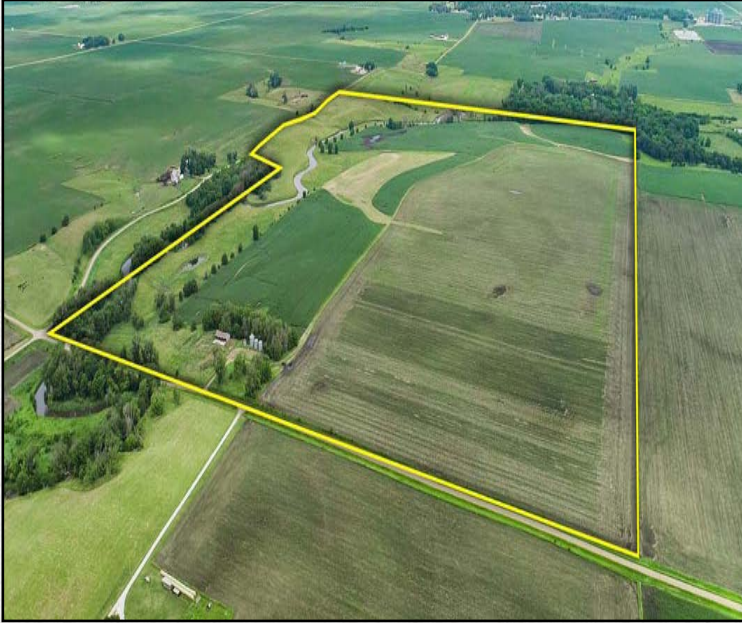




LAND FOR SALE

Calhoun County

261.52
ACRES +/-



FARM DESCRIPTION

PRICE: \$2,650,000

Iowa Land Company is honored to represent the Kloser Family Trust farm located in southeastern Calhoun County. The farm is located just 1 1/2 miles south of Lorhville, Iowa. This tract has many options for the cattle producer looking to expand their herd or an operation for the next generation. Grass is hard to come by throughout the region. The Cedar Creek meanders through the grass acres, providing a consistent water source during the grazing season.

In addition, the majority of the farm is made up of quality farmland with tile improvements and waterways placed to move water when needed. The FSA shows 190.51 cropland acres carrying a CSR2 average of 85 with the majority of those acres offering Clarion and Nicollet soils. This is one of the more well-rounded farms we have had the opportunity to offer in some time. If you're in the market to expand your herd with quality grain acres the opportunity is here.

Come take a look at this unique investment opportunity in southeastern Calhoun 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 tour.



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

Carroll Office
805 N Main Street
Carroll, IA 51401

MATT SKINNER | LAND BROKER
Matt@IowaLandCompany.com
515-443-5004



AERIAL PHOTO

Calhoun County

261.52
ACRES +/-



FARM SPECIFICATIONS:

Asking Price:

\$2,650,000 or \$10,133/ Acre

Location:

From Lohville, Iowa travel south on Maple St 11/2 miles. Farm entrance is on the south side of the farm on 380th St.

Legal Description:

261.52 +/- acres located in Calhoun County, Iowa; Union Township, Section 23. Exact legal will come from the abstract/deed.

Tax Information:

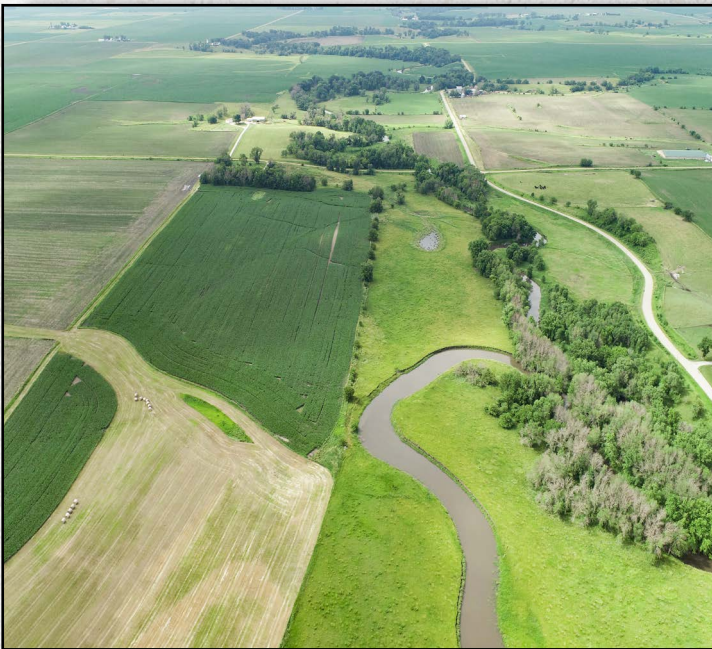
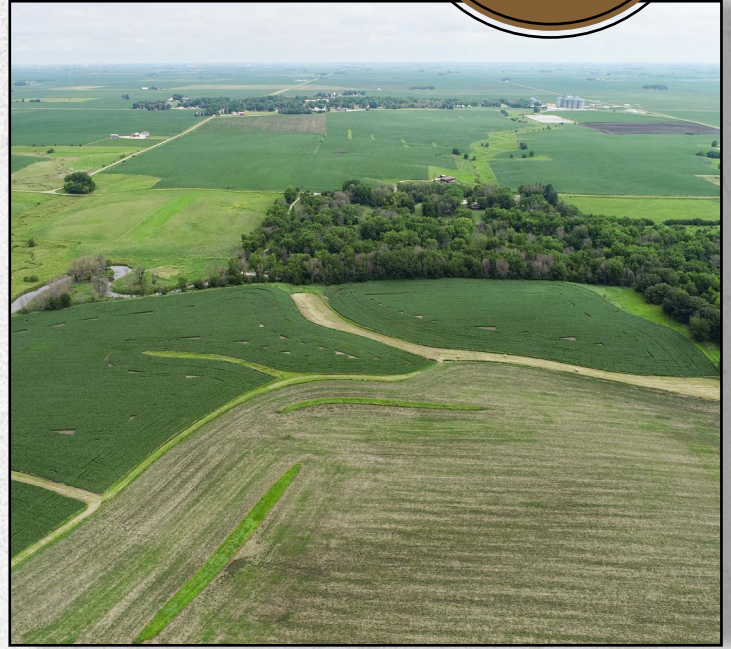
\$7,152 Estimated Annually



PROPERTY PHOTOS

Calhoun County

261.52
ACRES +/-








ABOUT US

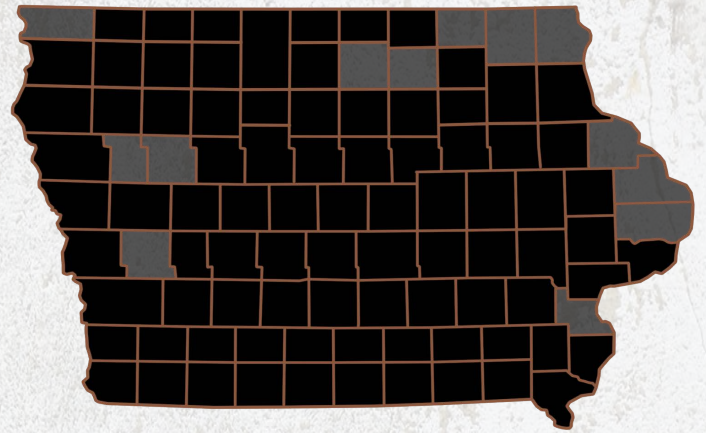
We are Iowa Land Company

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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