



LAND FOR SALE

Mills County

7.08
ACRES +/-



FARM DESCRIPTION

PRICE: \$199,500

Located on hard surface 195th Street just 12 miles southeast of Bellevue, Nebraska and 5 miles northwest of Glenwood, Iowa in western Mills county sits this wonderful building site with an amazing view overlooking the Missouri River farmland bottoms. The building site location on this property is currently utilized as a wildlife food plot. The food plot is perfectly placed on this property, highly elevated in the Loess Hills of western Iowa. The deer and turkey stage in this plot during daylight prior to transitioning to the farmland bottoms at dark and prior to roosting in the nearby roost trees. To access this property you'll use the driveway just north of the north property line, a shared driveway easement in place. The easement and maintenance agreement is in the attached documents above. You'll look long and hard to find a property of this size this close to the Omaha metropolitan area that offers a building site AND has a proven track record of fantastic deer hunting. Contact Land Broker Cody Skinner or Nick Skinner today to set up a private showing! Property showings are by appointment only.



CODY SKINNER | LAND BROKER
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515-443-6343

Urbandale Office
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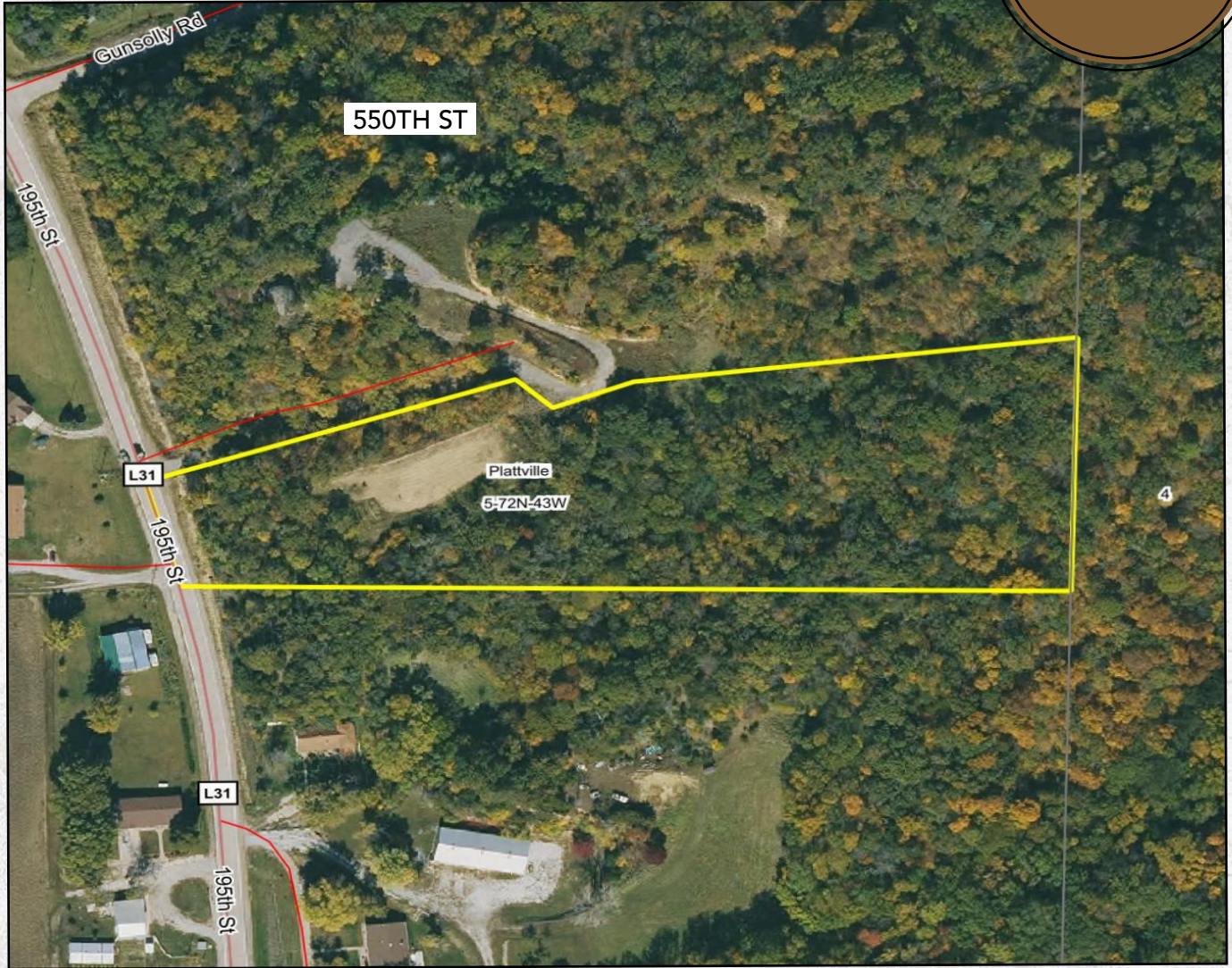
NICK SKINNER | LAND AGENT
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AERIAL PHOTO

Mills County

7.08
ACRES +/-



FARM SPECIFICATIONS:

Asking Price:

\$199,500

Location:

From Glenwood, Iowa travel west on HWY 34 4.5 miles. Turn right or go north on 195th St. Travel on 195th Street 1.5 miles. The property is located on the east side of the road. For sale sign is located at the entrance. Address: 56473 195th St, Pacific Junction, Iowa

Legal Description:

7.08 +/- surveyed acres located in Mills County, Iowa; Plattville Township, Section 5. Exact legal will come from the abstract.

Tax Information:

\$1,020 +/- Annually (estimated)

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PROPERTY PHOTOS

Mills County

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ABOUT US

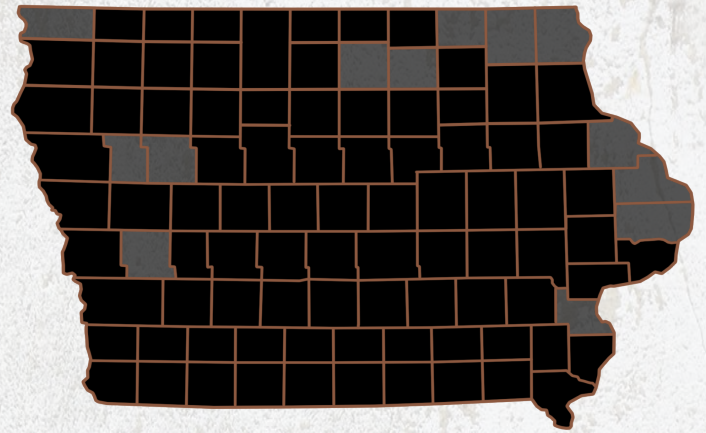
We are Iowa Land Company

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

Cody and Nick are your local Land Brokers for Iowa Land Company, a family owned business which they Co-Founded with their two brothers Luke and Matt 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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