



# LAND FOR SALE

*Adair County*

**120**  
ACRES +/-



## FARM DESCRIPTION

**PRICE: \$750,000**

Here is your chance to purchase a manageable farm with ROI and hunting possibilities all in one shot. Consisting of 120 +/- acres of which 93.18 acres are considered FSA cropland. The cropland carries a CSR2 average of 51.4. Currently, the farm is in a corn-bean rotation. The nice part about this farm is it sits in the middle of the section and offers hunting opportunities on three sides of the tract. Located in vast open country, leave some standing grain and I think you'd be amazed on what the area could produce for trophy bucks. The farm offers enough timber for a few bowhunting locations as well, allowing you to hunt the farm year-round. For more information about this open country farm contract Land Broker Luke Skinner 515-468-3610 or Land Broker Matt Skinner 515-443-5004 today to set up a private showing.



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

*Urbandale Office*  
2540 106th St. Suite 201  
Urbandale, IA 50322

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

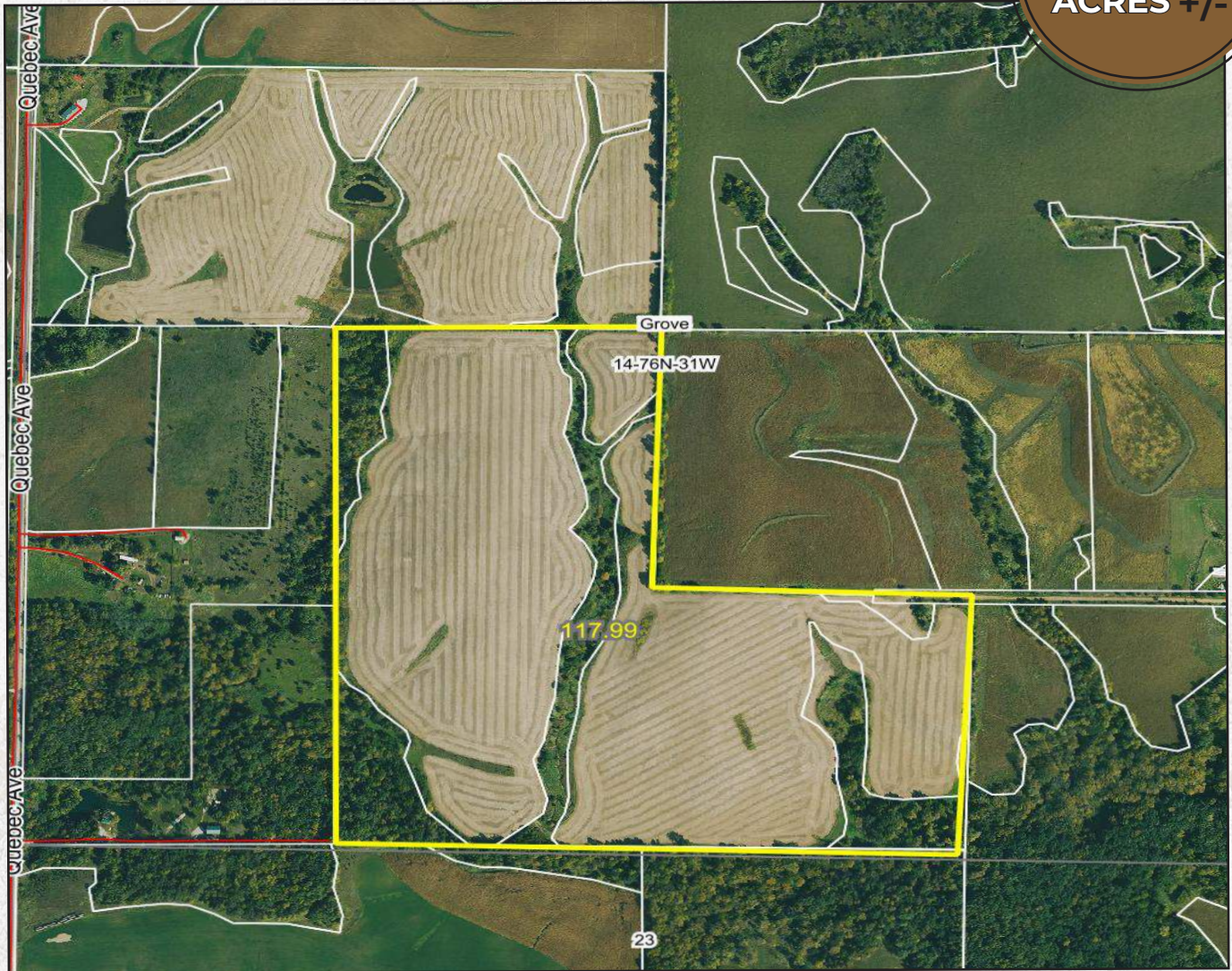




# AERIAL PHOTO

*Adair County*

**120**  
ACRES +/-



## FARM SPECIFICATIONS:

### Asking Price:

\$750,000 or \$6,250 Per Acre

### Location:

8 miles northeast of Greenfield, IA

### Legal Description:

120 +/- gross acres located in Adair County, Iowa; Grove Township, Section 14. The exact legal description will come from the abstract.

### Tax Information:

\$2,528 +/- annually estimated





# PROPERTY PHOTOS

*Adair County*



LUKE SKINNER | LAND BROKER  
515-468-3610

*Branded in Land*

MATT SKINNER | LAND BROKER  
515-443-5004








# ABOUT US

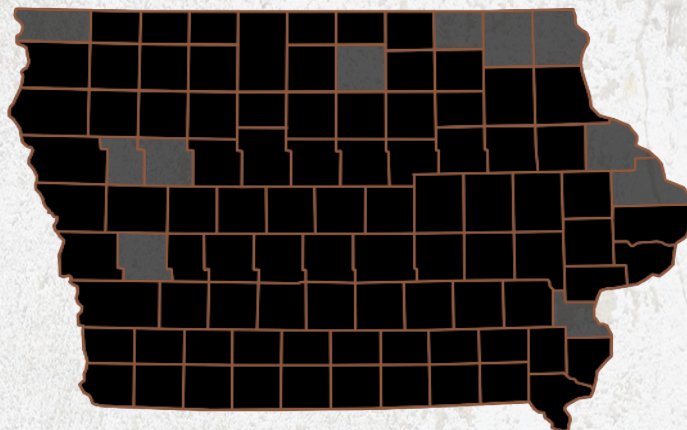
*We are Iowa Land Company*

**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 eight years we have represented clients in over 650 land real estate transactions selling 18,000 + acres of Iowa Land. We look forward to the opportunity to work for you and your family.



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



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

*Branded in Land*