FARMLAND AVAILABLE
CERRO GORDO COUNTY, IOWA

40 ACRES M/L

CONTACT
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ABOUT THE FARM
Affordable land investment or building site located northwest of Ventura, Iowa! This 40 Acre Cerro Gordo County, Iowa land has a rich farming heritage as the Anderson family has produced corn, soybeans, hay, and livestock since taking ownership in the early 1900’s. The farmland consists of 37.59 FSA tillable acres carrying a CSR2 of 52.9. The farm has been in hay for the last several years and currently has a lease in place (contact Agent for details).

The general location and close proximity to paved US Highway 18 offers an excellent opportunity to build your future home for those interested in rural settings and country living. There’s something for everyone with this versatile property offering a blend of income with row crop, livestock grazing and production, and recreational opportunities. This would also be a great add on property for an existing farming operation, an affordable sized tract for a beginning farmer or landowner, or a property for someone wanting to diversify their portfolio. This property is located on the Cerro Gordo / Hancock County line northwest of Ventura, Iowa in Section 6 of Clear Lake Township.

FARM DETAILS
FSA Cropland Acres: 37.59
Corn: 28.19 base acres with a PLC Yield of 130
Soybeans: 9.40 base acres with a PLC Yield of 37

COVENANTS
Seller/s have requested there be a restrictive covenant on the deed that limits any livestock facilities to be built on the premises.

PROPERTY ADDRESS
APPLE AVENUE | VENTURA, IOWA 50482

ASKING PRICE
$150,000
PRICE/ACRE
$3,750
NET TAXES
$674
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