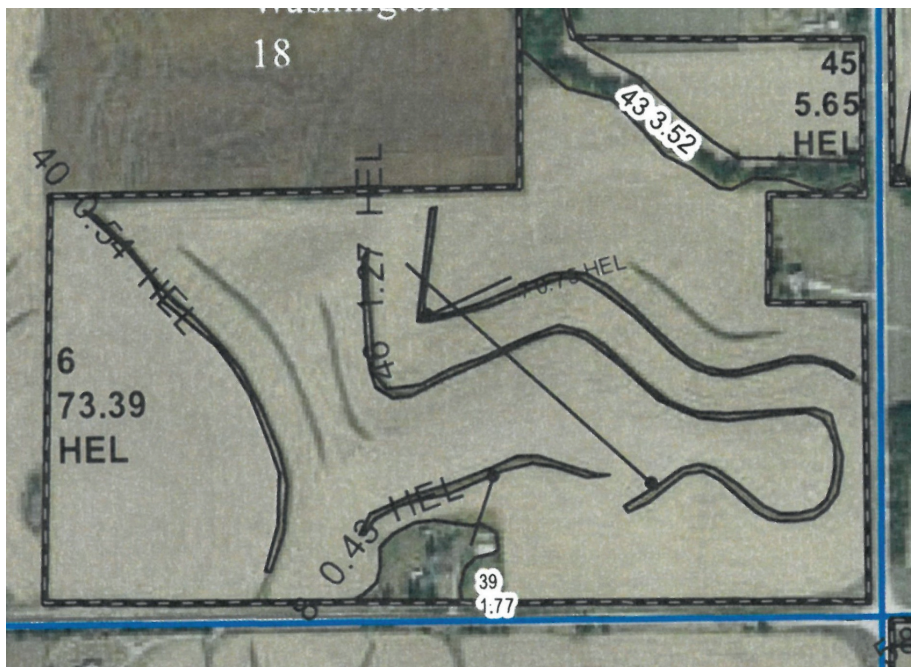


83.78+/-Acres Pottawattamie Co. Iowa

FARMLAND
FOR SALE

ROGER & ANN VORTHMANN - OWNERS



Legal Description:

83.78 ACRES +/-, PART S ½ SE ½ &
PART NE ¼ SE ¼ SECTION 18 T75N
R41W POTTAWATTMIE COUNTY IA.

Property Location:

4 miles North of Treynor to Highway 6,
East 1 mile to 310th Street. Property sits
on the NW corner of Hwy 6 and 310th
Street.

Farm Information:

List Price:	\$1,050,000.00
FSA Farm #:	Part Of 5420
FSA Tract #:	Part of 10582
Net Taxable Acres:	83.78
Net Taxes:	\$3312.00
FSA Cropland Acres (est.):	81.46
CSR2:	73.09

General Description:

Great opportunity to purchase a very good, well
terraced Pottawattamie County farm that boasts a 73+
CSR2 rating with a nice mix of rolling hills and good
bottom land and nearly all tillable. This farm has ½
mile of frontage on Highway 6 and has rural water
along that entire stretch. Possibility exists for
additional acreage building sites to be added which
adds to the value. Call today for full details.

View Listing Details at www.Menke-Auction.com

MENKE
AUCTION &
REALTY



BYRON MENKE,
Auctioneer/Broker
Cell: 402-630-6469