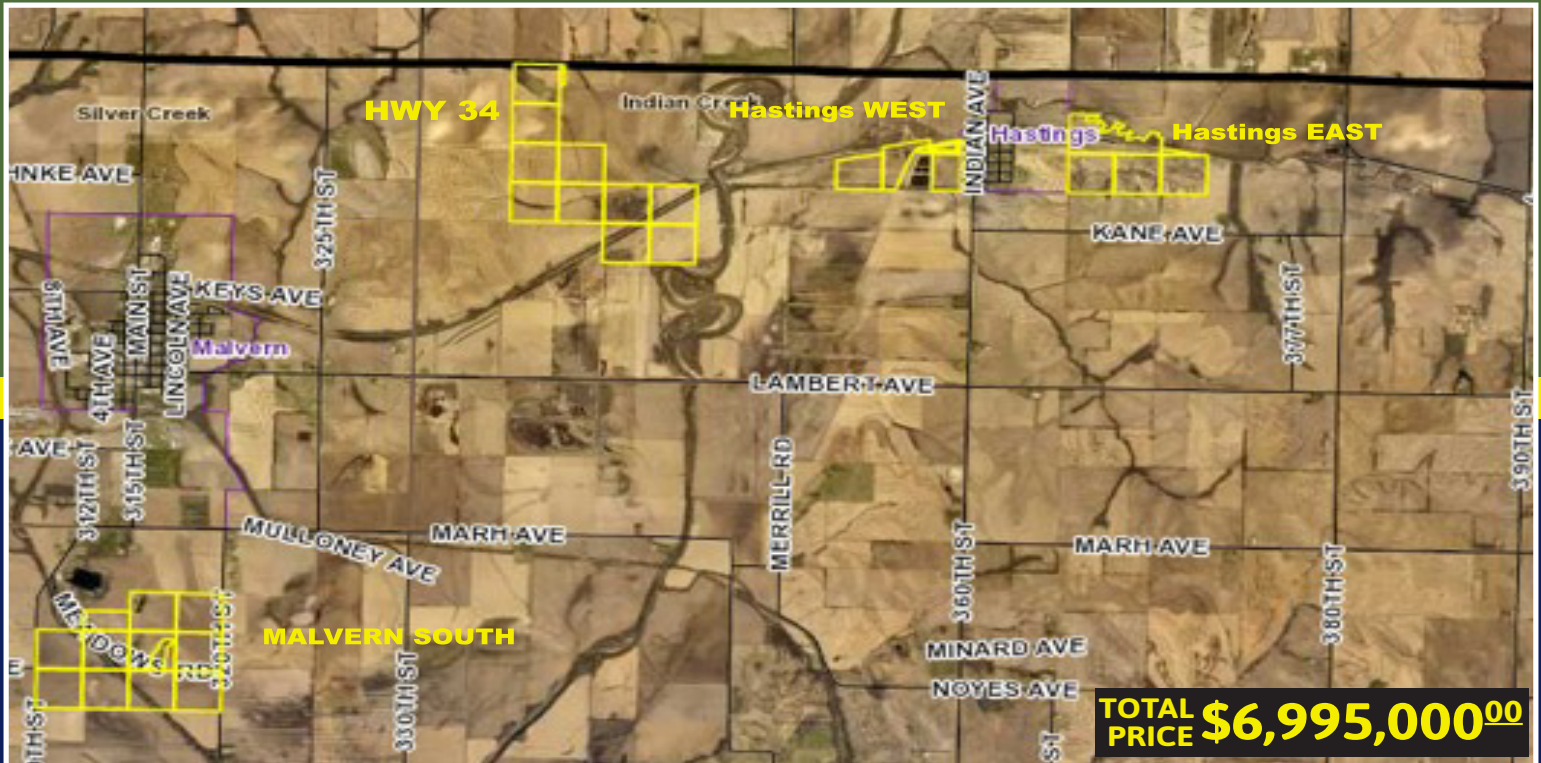


Mills County Iowa Farmland

1008.01 Taxable Acres | 930.50 Tillable Acres | Taxes: \$31,536.00
 930.50 Total Tillable Acres which Includes 28.28 Acres of CRP Full Possession For 2019



\$2,907,225⁰⁰
 \$7,500 per acre

Malvern South Farm
387.63 taxable acres
 Tract #891

Cropland: 347.04
 Corn Base: 202.4 Bean Base: 141.4
 CSR2 Rating: 77.4
 Taxes: \$11,960.00
 Located in Sections 5 & 8 of White Cloud Township, Mills Co. 1 mile south of Malvern on 310th St and Meadows Rd.

\$436,755⁰⁰
 \$5,500 per acre

Hastings West Farm
79.41 Tillable acres
 Tract #1493

Taxable Acres: 70.93 Gross Acres 87.93
 Cropland: 79.41 which includes 28.28 acres CRP in 2 contracts expiring 9/30/2026
 Corn Base: 51.1 28.28 acres of CRP has yearly payment of \$9169 CSR 2 Rating: 70.3
 Taxes: \$2104.00
 Located in Section 24 of Indian Creek Township Mills County. Directly West of Hastings. Farm surrounds Hastings Lagoons, west side of Tarkio Ave.

\$2,868,750⁰⁰
 \$7,500 per acre

Highway 34 Farm
382.5 taxable acres
 Tract #'s 6785 and 8699 and 8698

Cropland: 353 combined
 Tract 6785: Corn Base: 57.7 Bean Base: 21.2
 Tract 8699: Corn Base: 160.2 Bean Base: 70.9
 Tract 8698: Corn Base: 23 Bean Base: 10.20
 CSR 2 Rating: 79.8
 Taxes: \$12,092.00
 Located in Sections 22, 23 & 26 of Indian Creek Township, Mills County, 2 miles East of Malvern. Turn off on Highway 34, South side of Road (Old Feedlot)

\$918,225⁰⁰
 \$5,500 per acre

Hastings East Farm
166.95 taxable acres
 Tract #1495

Cropland: 151.05
 Corn Base: 106.3 Bean Base: 43.1
 CSR 2 Rating: 79
 Taxes: \$5380.00
 Located in Section 19 of Indian Creek Township, Mills County. Directly East of Hastings. Borders Jarred Ave on South and Train Tracks on North.

Excellent opportunity! Farms are in 4 tracts, located in the Malvern & Hastings Iowa area. Farms are in a high state of fertility with CSR ratings from 70-79.8 Full possession for 2019 crop year



FOR INFORMATION:
Ed Spencer
 Broker/Owner
 322 E 7th Street
 Logan, IA

Office: (712) 644-2151
 Cell: (402) 510-3276
 ed@edspencer.com
 www.spencerlandsales.com

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Farms America, INC
Ed Spencer Real Estate & Auction Co
322 E 7th Street
Logan, IA 51546