

**180 +/- acres in Howard County, Iowa  
Farmland - Investment Property**

**This property is located in Howard County, IA. 164+/- acres tillable.  
Excellent soils. High rental payments. Great investment property. Will  
divide.**

**CRP Income: \$1,120**

**Farm Rent: \$27,060**

**Est. R/E Taxes: \$2,250 (annual)**

**Price: \$711,000**



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**GENERAL INFORMATION:**

**ACRES:** 180+/-

**BUILDINGS:** YES [ ] NO [ X ]

**COUNTY:** Howard

**PRICE:** \$711,000 (\$3,950/acre)

**TOWNSHIP:** Chester

**NEAREST TOWN:** Chester, IA

**EST. GROSS REAL ESTATE TAX:** \$2,250

**LEGAL DESCRIPTION:** Located in Section 11, Chester Twp., Howard Co., IA

**ASCS INFORMATION:**

**Farm No.** 4956

**ACREAGE ESTIMATES:**

**Tillable** 164+/-

**Cropland** 164+/-

**CRP** 8.5

**Corn**

**Woods** -0-

**Base** 80.5

**Yield** 96 bu (yields not updated)

**Ponds** -0-

**Bean**

**Creeks** -0-

**Base** 83.5

**Yield** 34 bu (yields not updated)

**INCOME:**

**Farm Rent** \$27,060 (\$165/per acre)

**CRP Income** \$1,120

**Other**

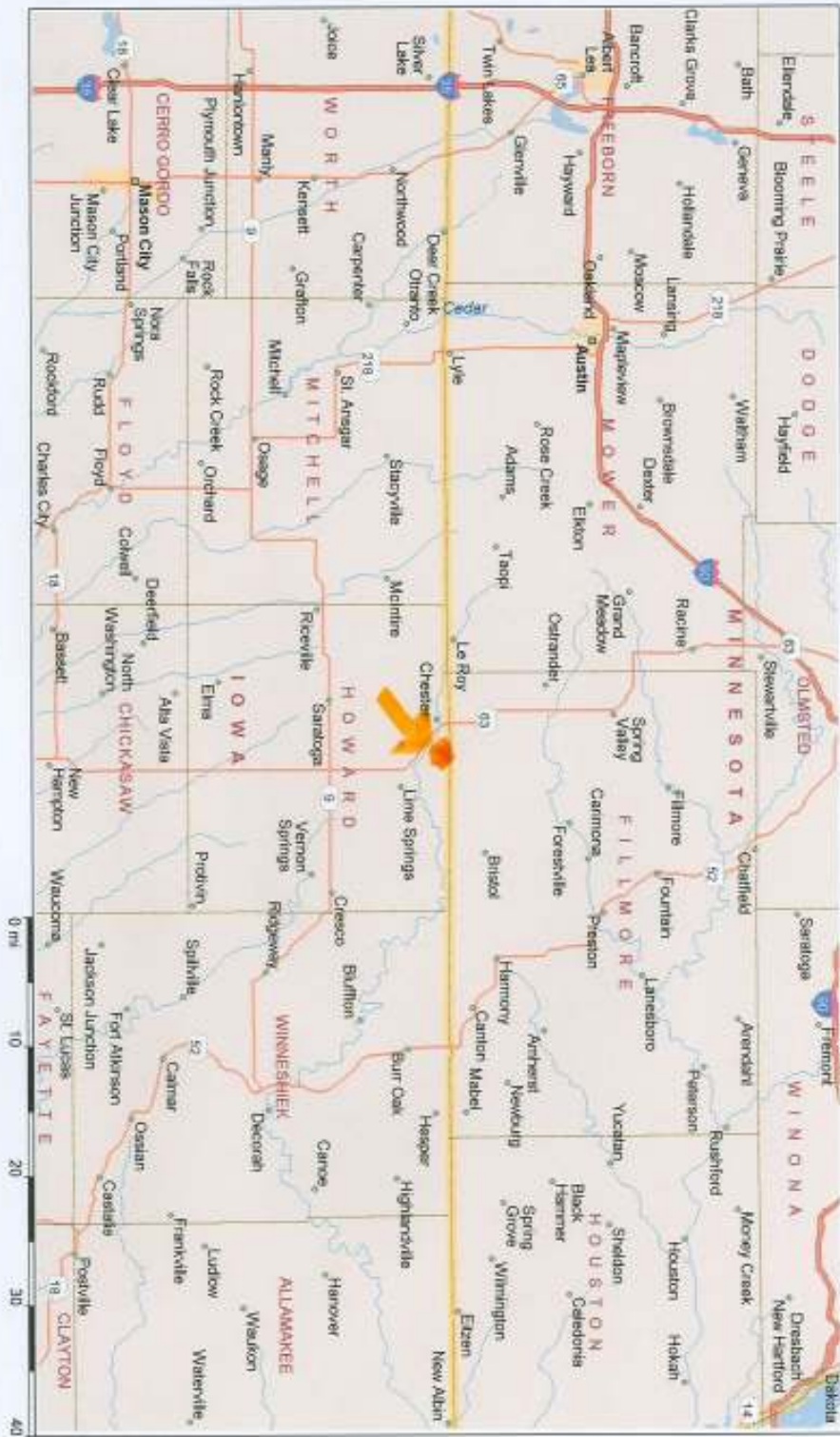
**COMMENTS AND REMARKS:**

180 +/- acres. 164+/- tillable. Excellent soils producing high yields. Four year average corn yield 172 bu, four year average bean yield 53 bu. Will divide.



# Area Map

Spring Valley area, United States, North America



property



# Aerial Map

Farm#: 4956  
Tract#: 9907

Section #: 11  
Township: Chester



0 265 530 1,060 Feet  
1 inch equals 660 feet

## Legend

- Wetland Determination
- Field Boundary

Prepared by Howard Co FSA  
Map Printed: September 20, 2006

Road

Boundary



