

LAND FOR SALE

398.19 +/- Total Acres • Highland Twp

Palo Alto County, Iowa

Offered in Four Parcels!

Parcel 1: 101.02 acres m/l

Property Location: 1/2 mile east of Ruthven on Highway 18 on north side of road.

Legal Description: A tract in the S 1/2 of the S 1/2 in Section 16-96-34, Palo Alto County, IA

CSR2: 79.0

Real Estate Taxes: \$2,786

Tillable Acres: 94.83 ac

Comments: 2.42 ac of CRP @ \$204/ac; exp 9/30/2029

Parcel 2*: 151.22 acres m/l

Property Location: 1/2 mile east of Ruthven on Highway 18 on south side of road.

Legal Description: NW 1/4 of Section 21-96-34

CSR2: 79.5

Real Estate Taxes: \$4,328

Tillable Acres: 147.45 ac

Comments: Cell phone tower lease in place with monthly payments. Request additional info.

Parcel 3: 75.78 acres m/l

Property Location: 1/2 mile east of Ruthven on Highway 18 on south side of road.

Legal Description: S 1/2 NE 1/4 except part in Section 21-96-34, Palo Alto County, IA

CSR2: 81.9

Real Estate Taxes: \$2,208

Tillable Acres: 75.78 ac

Parcel 4: 70.17 acres m/l

Property Location: 1/2 mile east of Ruthven on Highway 18 on south side of road.

Legal Description: N 1/2 NE 1/4 except part in Section 21-96-34 Palo Alto County, IA

CSR2: 71.4

Real Estate Taxes: \$1,786

Tillable Acres: 70.17 ac

Lease: Subject to current tenant's lease expiring February 28, 2024 on all four parcels.

*Terms: 10% cash down payment due upon acceptance of offer. Balance due at closing (60 days after accepted offer).
Real estate taxes prorated to date of closing. Possession is given at closing, subject to current tenant's lease expiring
February 28, 2024. Stalcup Agricultural Service, Inc. and its representatives are agents for the sellers.*

For full farm resume visit: stalcupag.com



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Contact:

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The information contained herein is believed to be correct, but no responsibility therefore is assumed by the owner or broker.