

# Harrison County, IA **EDSPENCER** REAL ESTATE **FARM FOR SALE**

## 195.08 acres m/l - Little Sioux Section 3



# \$9000/ACRE



***This 195.08-acre farm, located along the Missouri River bottom with 1/2 mile of river frontage, offers a prime investment opportunity with 180.23 tillable acres and a solid 51 CSR2 rating. The property features excellent road access, newer grain storage. With options for possession in 2025 or high ROI cash rent for 2025, this farm is a great addition to any portfolio. Don't miss the chance to invest in this highly productive land!***

**Directions to the Farm:** From Little Sioux, Iowa, South on Austin Ave (K-45) to 160th St. West on 160th approximately 1 mile to Canton Ave. Farm is on the West side of Canton Ave and South of 160th St.

**Legal Description:** The NE 1/4 except 2 acre in NENE and part NE 1/4 NW 1/4; part NW 1/4 NW 1/4 and the North part SE 1/4 NW 1/4 all in Sec 3, T80, R45, Harrison County, Iowa.

**Taxable acres:** 195.08

**FSA Cropland Acres:** 180.23

**CSR2:** 51 per Surety

**Taxes:** \$4740 for 2023 tax year

**Improvements:** 35x21 grain bin built in 2016

**Possession:** Buyer may have possession upon closing upon reimbursement of inputs and labor. Seller will provide input/labor receipts.

**Contact Ed Spencer, Broker at 402-510-3276 or  
Hannah Johnsen, Associate Broker at 712-592-9794 for more information.**



**Ed Spencer Real Estate**  
322 E. 7th St., Logan, IA 51546  
Office: 712-644-2151

**[www.spencergroups.com](http://www.spencergroups.com)**

