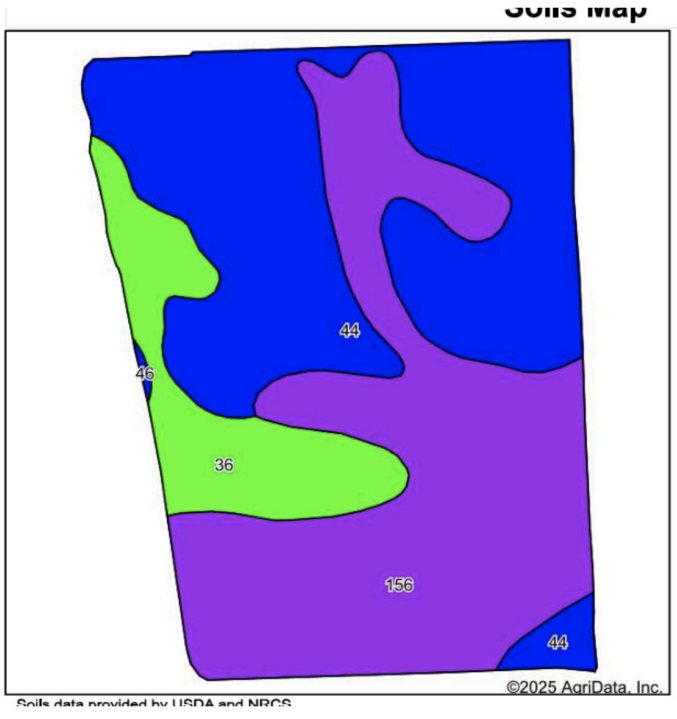


HARRISON COUNTY, IOWA



FARM FOR SALE

112 acres m/l Section 13 Morgan Township | **\$12,000/Acre**



State: **Iowa**
County: **Harrison**
Location: **13-80N-45W**
Township: **Morgan**
Acres: **111.57**
Date: **5/15/2025**



Directions to the Farm: From Mondamin, IA, West to Austin Ave (K-45) then North approximately 2 miles. Farm is located off Austin Ave on the East side of the RR tracks between Eden Ave on the North and 190th on the South.

Brief Legal Description: The East part of Lot 6 lying East of the RR tracks, the East part of Lot 7, and the East 1/2 of the SE 1/4, all in Section 13, Morgan Township, Harrison County, Iowa.

Note: Final acres will be determined after the survey of part of Lot 7 that lies West of the RR tracks.

Cropland Acres: 111.57

CSR2: 72

Taxes: \$3776 prorated to the date of closing.

Drainage: \$539.66 paid in 2024

Possession: Farm sells subject to a cash rent lease for the 2025 crop year at \$275 per acre. Buyer will receive 100% of the 2025 cash rent if the farm closes on or before July 1st, 2025. Buyer will receive the 2nd 1/2 cash rent if the farm closes on or before September 1st, 2025.



Discover a rare opportunity to own 112 acres m/l of high-quality farmland in Harrison County, Iowa, just two miles north of Mondamin. This farm boasts an impressive 72 CSR2 rating, featuring productive Albaton, Blencoe, and Salix soils, ensuring consistent yields and strong return potential.

With easy access to local elevators and hard-surface road frontage, transportation and logistics are seamless, making this an ideal investment for row crop production.

Whether expanding your current operation or securing a highly productive piece of Iowa farmland, this property presents an outstanding opportunity to invest in quality soil, accessibility, and long-term value.

Interested buyers—don't miss out on this premium farmland.

CONTACT ED SPENCER, BROKER FOR MORE INFORMATION AT 402-510-3276



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