

# MILLS COUNTY, IOWA LAND FOR SALE

## 416.67 taxable acres m/l



### TRACT 1

61087 Levi Road, Glenwood, Iowa

#### **114.16 taxable acres**

**Brief Legal:** The E 1/2 SW 1/4 and the NE part SW 1/4 SW 1/4 Section 25 and The NE 1/4 NW 1/4 except one acre in the SE corner and except Parcel B Section 36, Township 72 (Glenwood) Range 43 W, Mills County, Iowa.

**Taxes:** \$3,476, prorated to date of closing

Improvements include a 1 3/4 story home w/1454 f.s.f, 6 grain bins, corn crib, barn and open front machine shed. All buildings are selling as is.

This property would make an excellent location for a home, hunting lodge or land for future development!

### \$875,000



### TRACT 2

302.51 taxable acres

**Directions:** Farm can be accessed by taking Kane Ave then South 1 mile on 245th Lane (north side of farm), or by taking Kidd Ave South to Lambert Ave, then west approximately 1 mile (south side of farm)

**Brief Legal:** The SE 1/4 Section 25, Township 72 (Glenwood), Range 43 W and the SW 1/4 except the S 20 rods SESW and except the S 20 rods of the SWSW, Section 30, Township 72 (Center) Range 42, Mills County, Iowa

**Cropland Acres:** 272.24

**CSR2:** 69.7 on tillable per Surety

**Taxes:** \$10,102, prorated to date of closing

This farm is a highly productive tract with a good CSR2 rating!

### \$2,875,000



**For more information, or to schedule a tour of the property, contact Ed Spencer, Broker at 402-510-3276.**



## Ed Spencer Real Estate

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