



EDSPENCER
REAL ESTATE

LAND for *Sale*

Harrison County, Iowa
100% tillable - 86.4 CSR2
38.39 acres m/l Morgan Township Section 25

Location: Farm is on the West edge of Mondamin, Iowa and has frontage on Highway 127 and Austin Ave (K-45).

FSA Information: Farm# 5337 Tract# 1875 **Cropland:** 39.10

CSR2: 86.4 per Surety. Farm is 59.2% Cooper silty clay loam and 40.8% Keg silt loam.

Farm has a 30'x50' Steel utility building.

Possession: Buyer will receive an \$8000 credit from seller at closing if the farm is closed by 7/1/2025. Closing after 7/1/2025 but before 9/1/2025 buyer will receive a \$4000 credit from seller at closing. Closing after 9/1/2025 will receive no credit for 2025 rent.

Excellent location! 38.39 taxable acres m/l is 100% tillable with an impressive 86.4 CSR2 . Farm has frontage on pavement Highway 127 and Austin Ave (K-45) making it suitable for future development.



Contact Ed Spencer, Broker at 402-510-3276.

Ed Spencer Real Estate

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