

FARMLAND FOR SALE!!!

Excellent 120 +/- Acres of O'Brien County Farmland

**Location: From Paullina, IA go 1 mile
East and 1 1/2 miles North**

General Description: Selling will be 120 +/- acres of excellent farmland in O'Brien County, Iowa. The farm has approx. 109 tillable acres and the average CSR on the tillable acres is 68.4. The farm is level to gently sloped. There are some grass waterways that go through a portion of the farm. This is a good, productive farm with immediate possession.

\$11,250 per acre

Legal Description: The West 1/2 of the NW 1/4 and the NW 1/4 of the SW 1/4 of Section 35, Township 95, Range 41, O'Brien County, Iowa

Terms: 10 percent down is due with offer and the balance at closing.

Possession: Immediate

Note: This property is being sold "as is." All information was gathered from sources deemed to be reliable, but it is not guaranteed by sellers or sellers' agents. Real estate company acts as agent for the seller.



**For more
information
contact
Todd Hattermann
at 712-348-0111**



View our web site at www.vw72.com

Tim & Deborah Callahan - Owner

**Vander Werff
Associates, Inc.**



215 Main Street, Sanborn, Iowa 51248
Auctioneers-Certified Appraisers-Realtors
Phone: 712-729-3264 (office) * 712-729-5676 (fax)
auctions@tcaexpress.com (e-mail)
www.vw72.com (web site)

Professional Service Since 1972

**Todd Hattermann
Paullina, Iowa
712-348-0111**