

Excellent 80 +/- Acres of Carroll Twp. O'Brien Co Farmland **FARMLAND** **FOR SALE!!!**

Farm Location: From the South edge of Sheldon, IA go 3 miles South on Monroe Ave.

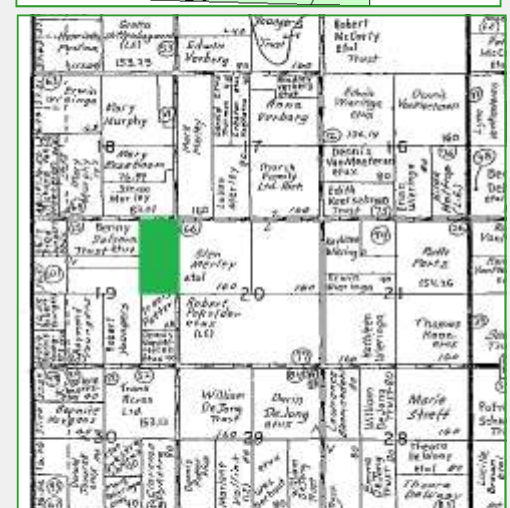
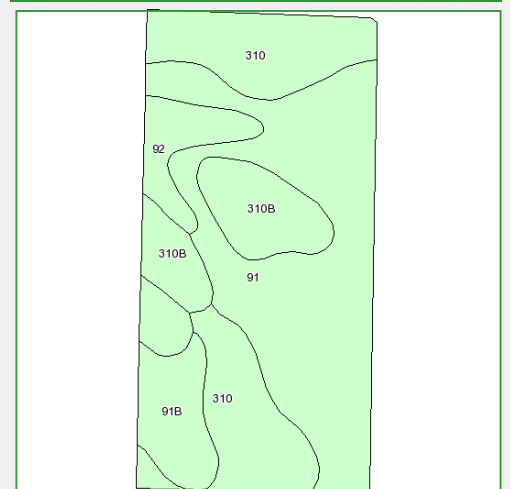
General Description: Selling will be 80 +/- acres of excellent farmland in Carroll Township, O'Brien County, Iowa. The farm has approx. 76.36 tillable acres and the average CSR on the tillable acres is 76.8. The farm is level to gently sloped. The farm is in an excellent state of productivity and well tiled.

Legal Description: The East 1/2 of the NE 1/4 of Section 19, Township 96, Range 42, O'Brien County, Iowa

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

Possession: March 1st, 2012

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

Robert & Linda Oldenkamp - Owner



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