Grimm Company Presents:

Owner: Aaron M. Clingan and Zachary A. Clingan

Location: 16476 180th Avenue, What Cheer, IA 50268

Legal Description: SW ¼ NW ¼ , NW ¼ NW ¼ Fr all in Section 4, T-76-N, R-12-W of the 5th P.M., Keokuk County, IA.

Topography: Gently Rolling to Rolling

Facilities: Dwelling uninhabitable; Steel building is reserved and to be removed by June 1, 2023; Pond; Well.

ASCS Information:

Farm #: 1326

Farm Tract #: 2156

Total Acres: 80 M/L

Crop Acres: 66.18

Corn Base: 35.50 Bean Base: 25.4

Corn Yield: 155 Bean Yield: 44

CSR2’S Per Acre: 63.5

School District: Sigourney Community School

Gross Taxes: $2084

Asking Price: $640,000.00

Terms: Cash

Possession: At Closing, Subject to Tenant’s Rights until March 1, 2024

Listing Agent: Cassie O’Rourke

The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Grimm Company Real Estate.