

Grimm Company Presents:

Owner: John K. and Roxy A. Nanke

Location: 160th Street, What Cheer, IA 50268

Legal Description: W FRL ½ NE Section 5, T-76-N, R-12-W of the 5th P.M., Keokuk County, IA.

Topography: Rolling

Facilities: None

ASCS Information:

Farm #: 1368

Farm Tract #: 838

Total Acres: 75.83 M/L

Crop Acres: 31.17

Corn Base: 5.1

PLC Corn Yield: 147

CSR2'S Per Acre: 54.6

School District: Tri-County Community School

Gross Taxes: \$1,315

Asking Price: \$379,150

Terms: Cash

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

Listing Agent: Scott Grimm

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