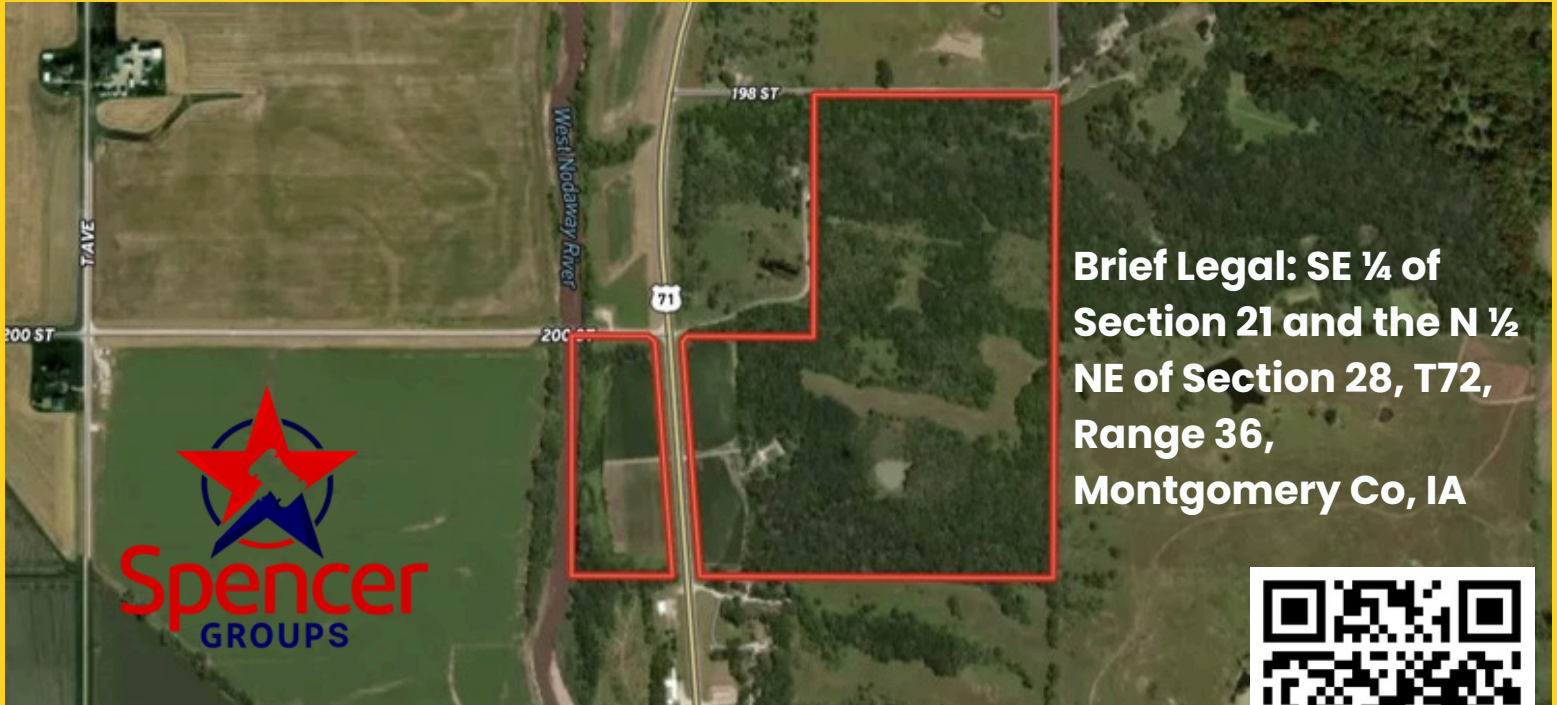


# **MONTGOMERY COUNTY IOWA**

## **107.48 ACRES M/L**

**2014 Old Highway 71, Villisca Iowa**

**Farm is located approximately 1.5 miles North of US Hwy 34**



107.48 taxable acres located along Highway 71 and just North of Highway 34. East side features a small ranch home, 3 large, newer machine sheds, 3 ponds & 7.85 crop acres. West Nodaway River Frontage & 3.97 acres CRP/7.22 crop acres on the west. This is an ideal recreational opportunity!!

**Taxes: \$1190**

**Tillable: 15.07**

### **BUYING OPTIONS**

**107.48 acres m/l: \$1,000,000**

**East Tract - 92.48 acres m/l: \$832,320**

**West Tract - 15 acres m/l: \$187,500**



**ED SPENCER - BROKER 402-510-3276**

**Spencer Groups/Ed Spencer Real Estate**

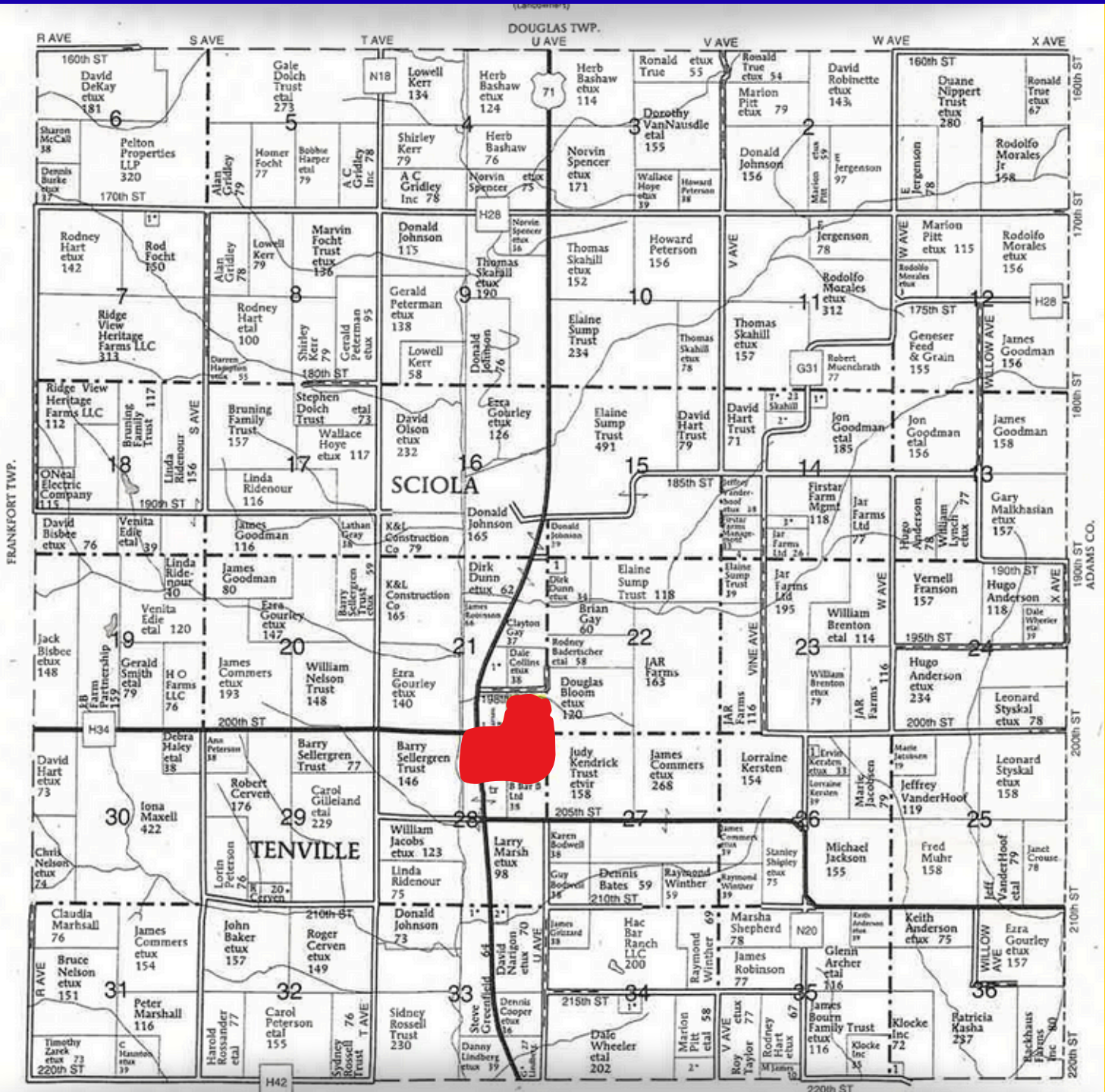
**322 E. 7<sup>th</sup> St, Logan, IA 51546 - 712-644-2151 - office**

**[www.spencergroups.com](http://www.spencergroups.com)**





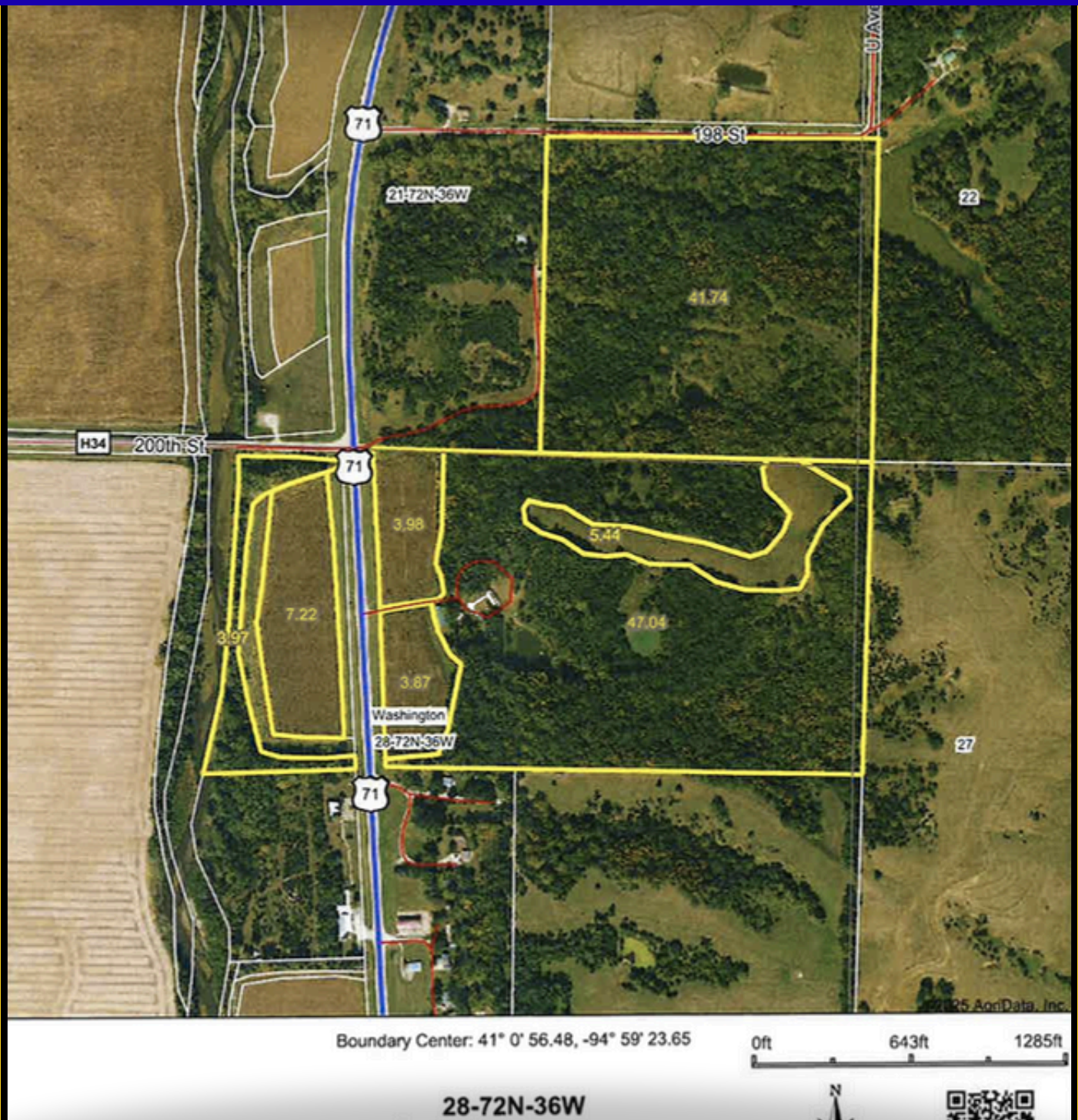
# PLAT MAP



**Spencer Groups/Ed Spencer Real Estate**  
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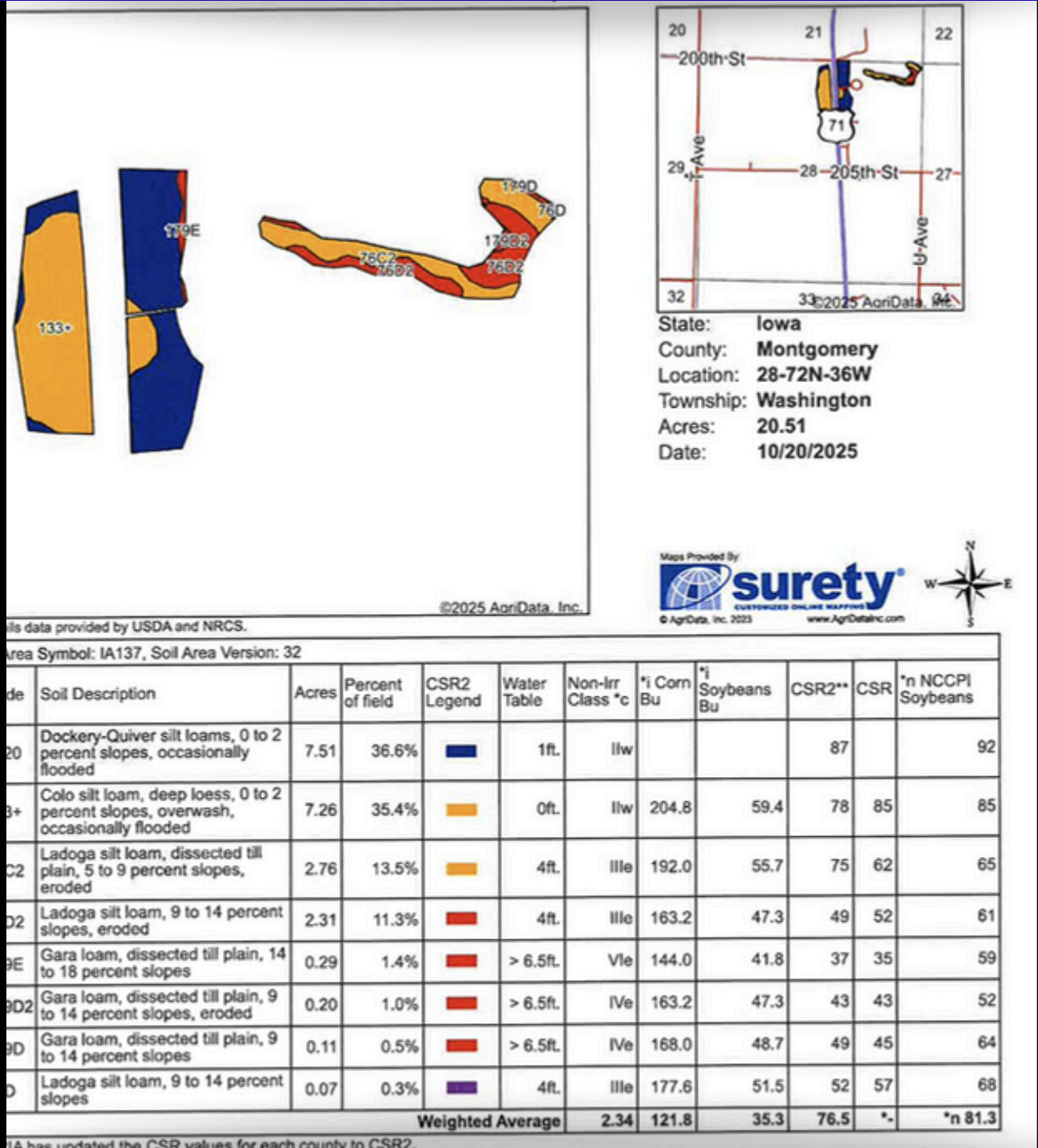


# SURETY MAP



**Spencer Groups/Ed Spencer Real Estate**  
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322 E. 7<sup>th</sup> St, Logan, IA 51546 - 712-644-2151 - office  
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# SOILS MAP



**Spencer Groups/Ed Spencer Real Estate**  
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