

# FARMLAND JUST LISTED



## **Southern Plymouth County Land Approx. 435 unimproved acres of CRP Land & Pastureland**



*All eligible to buy bought out of the CRP Program on October 1, 2008.*

There is 160 acres & approx. 115 acres in the N ½ of Section 24 of Sioux Township in Plymouth County.

The 160 acre tract has 82.65 acres currently in the CRP program with the remainder in native pasture and trees.

The approx. 115 acre tract has approx. 72.49 acres currently in the CRP program, with the remainder in pasture & a beautiful pond.

There is a 160 acre parcel also located in Section 25 of Sioux Township also Plymouth County. This is an inside 160 and currently has 135.67 acres enrolled in the CRP Program, again with the balance in pasture & trees.

These 3 parcels may be taken out of the CRP Program in October at very little cost and appear to be farmable on most of the CRP acres & possibly on some of the pasture. It is extremely hard to find ground today that has the potential these 3 units have. Rolling hills to be sure but a lot has been farmed in the past.

With Corn & Soybean prices at their current levels this really is a diamond in the rough. Don't pay \$5,000 or \$6,000 or \$7,000 per acre! Buy this ground and upgrade its value by your own efforts & get paid in equity growth from the fruits of your own labor.

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