



FOR SALE
Trautman 80

Iowa Land Service
2140 N Hwy 71
Clarinda, IA 51632
800-285-3038
www.theperfectfarm.com



**12 Miles NE of Clarinda or 5
Miles SE of Villisca**



*THE INFORMATION GATHERED FOR
THIS BROCHURE IS FROM SOURCES
DEEMED RELIABLE, BUT CANNOT BE
GUARANTEED BY IOWA LAND SERVICE*



80 Acres

\$1850/Acre

CSR 51.2

Income from CRP \$7359/year

22.7 ac@\$113.16/ac exp 2012

2.1 ac @ \$147.18/ac exp 2017

48.6 ac@\$92.20/ac exp 2017

Real Estate Taxes

\$705/year

Only 6.6acres(8%) not earning an
income

Partially terraced, gravel road ac-
cess, no buildings, 1 pond

Compare the return of this farm to
Certificate of Deposit!

