

Midwest Land Management

LAND

FOR SALE

Dickinson County, IA - Okoboji Twp., Section 35

135 ACRES More or Less

Property Location: From Milford, Iowa, go 3 miles south on Highway 71 and 1 mile west on County Road A43.

Legal Description: The Northeast Quarter (NE $\frac{1}{4}$) of Section 35, Township Ninety-eight (98) North, Range Thirty-seven (37) West of the 5th P.M., Dickinson County, Iowa, excluding two surveyed acreages and an additional house and acreage to be surveyed and retained by sellers.

Total Acres: 135 ac. m/l

Soils: Wadena, Everly, Coland-Spillville, Hawick, and Estherville

Surety/AgriData Avg. CSR1: 45.7

Surety/AgriData Avg. CSR2: 60.4

Taxable Acres: 133.99ac.

Real Estate Taxes: \$1,100 Annually

FSA Information:

Cropland	111.50 acres (including CRP)
Corn Base	51.8 acres
DD/CC Yield	103/122 bu.
Soybean Base	32.4 acres
DD/CC Yield	32/38 bu.
CRP Acres:	27.3 acres
Annual CRP Payment:	\$2547
CRP Contract Expires:	9/30/20



Note: Midwest Land Management is pleased to be selling this farm that is located on a hard-surfaced road near several local grain markets. Farm is subject to a cash rent lease for 2014. Give us a call today to discuss the possibilities of owning this Iowa farm.

Price: \$575,000.00

Terms: Possession upon closing.

Ted & Bonnie Lambertus, Owners

For More Information Call 712-262-3110

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& REAL ESTATE, INC
MIDWEST LAND
MANAGEMENT

Property information provided was obtained from sources deemed reliable, but the Broker or Seller makes no guarantees as to its accuracy. Average CSR information was obtained from Surety/Agri Data. All prospective buyers are urged to fully inspect the property, its conditions and to rely on their own conclusions. All sketches, dimensions and acreage figures in this information are approximate or "more or less".