

Midwest Land Management

LAND

FOR SALE

O'Brien County, IA - Grant Township, Sec. 29

79 ACRES

More or Less



Property Location: 2½ miles north of Sutherland, Iowa on M12.



Legal Description: Parcel D in the North Half of the Southwest Quarter (N½ SW¼) of Section Twenty-nine (29), Township Ninety-five (95) North, Range Thirty-nine (39) west of the 5th P.M., O'Brien County, Iowa.

Real Estate Taxes: \$2,072

Surety/AgriData Avg. CSR2: 93.5
Surety/AgriData Avg. CSRI: 70.7
Soils: Galva, Sac, Primghar, Colo, Afton & Marcus

FSA Information:

Cropland: 76.71 ac.
Corn Base: 47.98 ac. PLC Yield: 179 bu.
Soybean Base: 20.78 ac. PLC Yield: 52 bu.



Note: Land Buyers - Here is an opportunity purchase a hard-to-find, all-tillable O'Brien County Farm with excellent soils. The Johannsen farm is located along blacktop M-12, 2½ miles north of Sutherland. The farm has a lease in place for the 2018 & 2019 crop season. Don't miss your chance to purchase this high quality farm.

Price: \$840,000

Terms: Possession upon closing. Subject to a 50/50 lease for 2018 & 2019.

Kent and Mary Johannsen, Owner

For More Information Call Ben Hollesen at 712-253-5779

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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".