

Midwest Land Management

LAND

# FOR SALE

Dickinson County, IA - Richland Twp., Section 33

**80 ACRES** More or Less

**Property Location:** 3 miles north of Terril, IA on N14 and 3/4 mile west on A31.

**Legal Description:** The West Half of the Northwest Quarter (W $\frac{1}{2}$  NW $\frac{1}{4}$ ) of Section Thirty-three (33) Township Ninety-nine (99) North, Range Thirty-five (35) West of the 5th P.M., Dickinson County, IA.

**Total Acres:** 80 ac.

**Soils:** Crippin, Nicollet, Webster, Canisteo, Clarion and Okoboji

**Surety/AgriData Avg. CSR2:** 88.1

**Surety/AgriData Avg. CSRI:** 70.7

**Taxable Acres:** 76.26 ac.

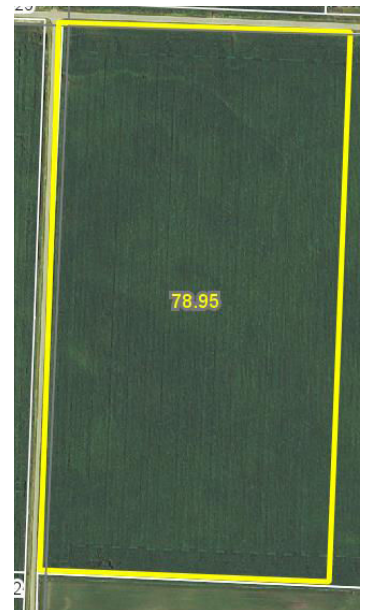
**Real Estate Taxes:** \$1,518

**FSA Information:**

Cropland 76.39 acres

Corn Base 38.20 acres PLC Yield: 167

Soybean Base 38.10 acres PLC Yield: 46



**Note:** Farmers and Investors, here is an excellent opportunity to purchase an attractive all-tillable farm located on a hard-surfaced road in Dickinson County. The Nelson farm has been well maintained and farmed by the same family for several years. The farm has 3 county tiles which provide good access for drainage.

**Price:** \$730,000

**Terms:** Possession upon closing. Buyer to reimburse seller for fall tillage and fertilizer. Farm has been signed up for wind tower easement with Trade Wind Energy

***Dale and Alberta Nelson, Owners***

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

**Midwest Land Management and Real Estate, Inc.**

521 South Grand Avenue. • PO Box 909

Spencer, IA 51301

712-262-3110 • 800-952-2974

[www.midwestlandmanagement.com](http://www.midwestlandmanagement.com)

& 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".