

Midwest Land Management

LAND

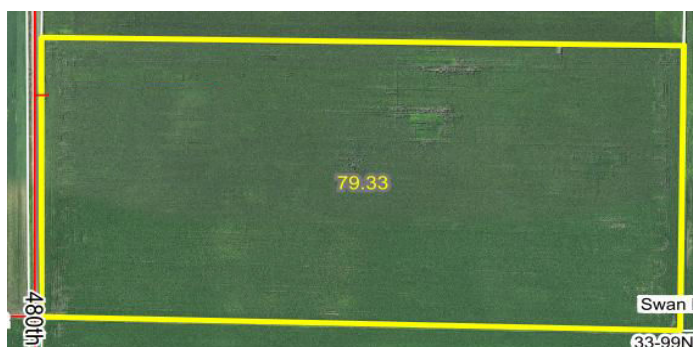
# FOR SALE

Emmet County, IA - Swan Lake Township, Sec. 33

## 80 ACRES More or Less

**Property Location:** 3½ miles south of Gruver, Iowa on N40,  
3½ miles east on A33 and ½ mile north on 480th Avenue.

**Legal Description:** The South Half of the Northwest Quarter (S½ NW¼) of Section Thirty-three (33), Township Ninety-nine (99) North, Range Thirty-two (32) West of the 5th P.M., Emmet County, Iowa.

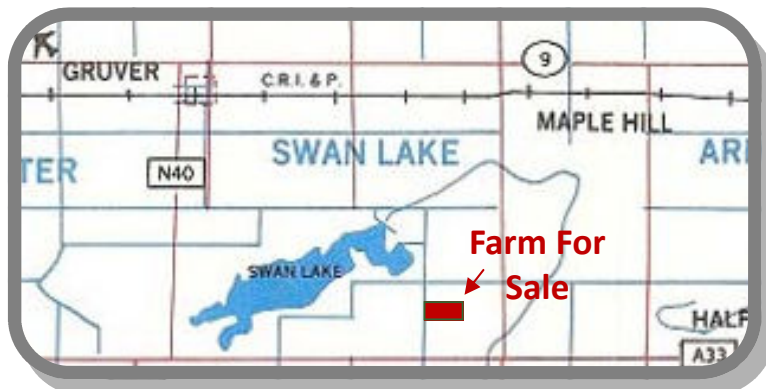


### FSA Information:

Cropland: 79.33 ac.

Corn Base: 38.60 ac.      PLC Yield: 175 bu.

Soybean Base: 38.60 ac.      PLC Yield: 53 bu



**Surety/AgriData Avg. CSR2:** 83.6

**Surety/AgriData Avg. CSRI:** 71.5

**Real Estate Taxes:** \$2,586

**Primary Soils:** Canisteo, Clarion, Nicollet,  
Crippin, Okobojoji, Harps and Spillville

**Note:** Land buyers, this a great opportunity to own a rare inside 80 in Emmet County. This nearly all tillable inside 80 offers 79.3 acres of tillable soils. This farm is a great opportunity for someone looking to invest in Iowa farmland, with an excellent tenant already in place for 2018 and beyond!

**Price: \$720,000**

**Terms:** Possession upon closing; subject to current cash rent lease.

**Coleen Smith-Pumphrey, Owner**

**For More Information Call Shane Brant at 712-301-4664.**

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

2506 11th Avenue SW • 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".