

Midwest Land Management

LAND

FOR SALE

Story County, IA - Collins Township, Section 4



33 Acres m/l

Excellent
Soils!

Property Location: 2 ³/₄ miles north of Collins, Iowa on Highway 65.

Legal Description: The West 64 rods of the North Half of the Northwest Quarter (N¹/₂ NW¹/₄) in Section Four (4), Township Eighty-two (82) North, Range Twenty-one (21)West of the 5th P.M., Story County, Iowa.

Surety/AgriData Avg. CSR2: 89.1

Surety/AgriData Avg. CSRI: 89.3

Primary Soils: Clarion, Nicollet, Webster, Canisteo

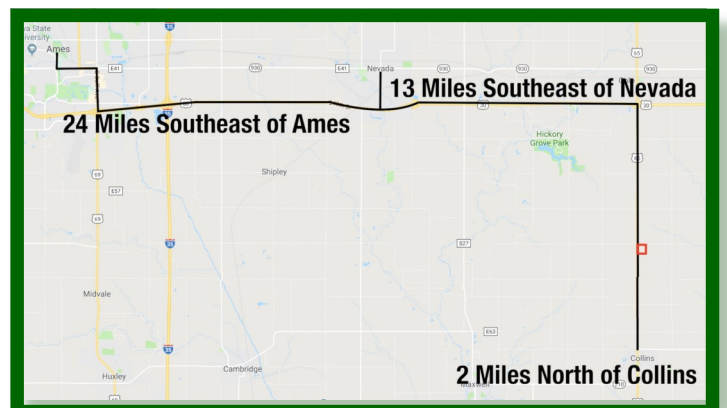
Real Estate Taxes: \$808

FSA Information:

Cropland Acres: 27.9 ac.

Corn Base: 14.0 ac. PLC Yield: 142 bu.

Soybean Base: 13.9 ac. PLC Yield: 48 bu.



Note: What an outstanding opportunity to purchase hard-to-find, high quality farmland in Story County, Iowa. The Granger farm has been very well farmed and managed and would make an excellent long term investment for any farmer or investor. The farm has a strong lease in place for 2019 & 2020 providing the buyer with a great income source for the next 2 cropping seasons. The farm is ideally situated on U.S. Highway 65 just north of Collins, Iowa. Come take a look at this outstanding investment opportunity in the heart of production agriculture.

Sheryll F. Granger Revocable Trust, Owner

Attorney: Dave Stage • Gretna, NE

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

Midwest Land Management and Real Estate, Inc.

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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".