

Midwest Land Management

LAND

FOR SALE

Dickinson County, IA - Center Grove Twp, Sec. 12

35 Acres m/l



Property Location: 3½ miles east of Spirit Lake, IA on Highway 71 & 1 mile south on 280th Ave.

Legal Description: The Northeast Quarter of the Northeast Quarter (NE¼ NE¼) of Section Twelve (12), Township Ninety-nine (99) North, Range Thirty-six (36) West of the 5th P.M., Dickinson County, IA excluding Parcels A & B.

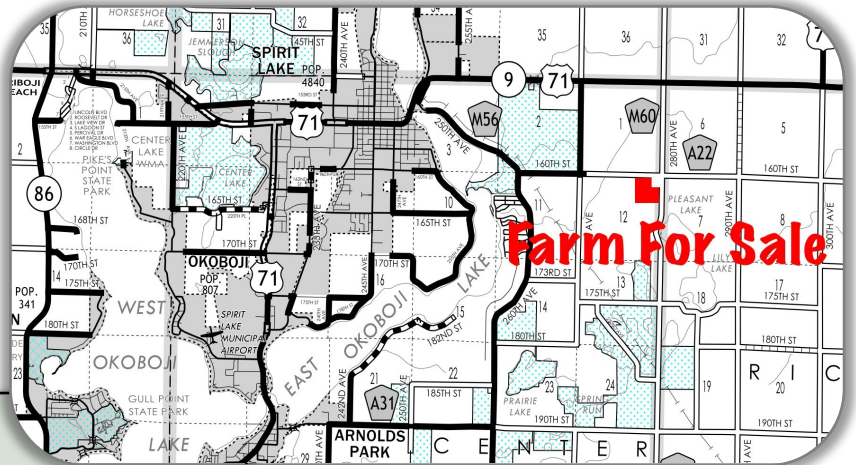


Surety/AgriData Avg. CSR2: 86.1

Surety/AgriData Avg. CSRI: 69.2

Primary Soils: Webster, Clarion, Clarion-Storden & Nicollet

Real Estate Taxes: \$618



FSA Information combined with adjoining farm:

Cropland Acres: 114.30 ac.

Corn Base: 57.15 ac. PLC Yield: 143 bu.

Soybean Base: 57.15 ac. PLC Yield: 41 bu.

Note: Land buyers here is an excellent opportunity to purchase a highly tillable small tract of farmland in Dickinson County. Rarely do opportunities like this become available for sale, don't miss your chance to own this Dickinson County Farm.

Price: \$306,000

Iowa Natural Heritage Foundation, Owner

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

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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".