

Sac County, IA - Wheeler Township, Sec. 35

120 Acres m/l Crop & Pasture Land

Property Location: 5½ miles south of Odebolt, Iowa on Highway 39.

Legal Description: Part of the Northwest Quarter (Pt. NW¼), Section Thirty-five (35), Township Eighty-six (86) North, Range Thirty-eight (38) West of the 5th P.M., Sac County, Iowa.

Surety/AgriData Avg. CSR2 for cropland acres: 71.8

Surety/AgriData Avg. CSRI for cropland acres: 63.6

Surety/AgriData Avg. CSR2 for pasture: 67.8

Soils: Kennebec, Marshall, Ackmore, Bolan, Hawick,
Kennebec-Ackmore, Monona & Ida

Real Estate Taxes: \$1,962



FSA Information:
 Cropland: 82.44 ac.
 Corn Base: 64.4 ac. PLC Yield: 145 bu.

Note: Attention Land Buyers, here is an excellent opportunity to purchase pasture and tillable land in Sac County. This farm contains 82.44 acres of cropland and 25.9 acres more or less of pasture. The Ploeger farm is located 5.5 miles south of Odebolt, IA on State Highway 39.

Price: \$675,000

Warren & Nancy Ploeger, Owners

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

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