

Midwest Land Management

LAND

# FOR SALE

Dickinson County, IA - Lakeville Township, Sec. 32

## 75 Acres m/l Selling in 2 Tracts



**Property Location:** 3½ miles west of Wahpeton, IA on County Blacktop A22 & 1¾ miles south on 170th Ave.

### Tract 1 - 19 Acres m/l—SOLD!

**Tract 1 Legal Description:** That part of Government Lot 7 lying south of 207th St. in Section 32, Township 99 North, Range 37 West of the 5th P.M., Dickinson County, Iowa.

**Surety/AgriData Avg. CSR2:** 84  
**Surety/AgriData Avg. CSR1:** 69.5  
**Soils:** Nicollet, Waldorf and Clarion  
**Est. Real Estate Taxes:** \$340

**Excellent  
Soils!**

### Tract 2 - 56 Acres m/l

**Tract 2 Legal Description:** Government Lot H & Lot 7 in Section 32, Township 99 North, Range 37 West of the 5th P.M., Dickinson County, IA. (Except all that part of Lot 7 south of 207th St. & except parcel A located in Lot 7).

**Surety/AgriData Avg. CSR2:** 81  
**Surety/AgriData Avg. CSR1:** 64  
**Primary Soils:** Clarion, Blue Earth & Nicollet  
**Est. Real Estate Taxes:** \$940

#### FSA Information for Tracts 1 & 2 (combined with adjoining land)

Cropland Acres: 170.96 ac.  
Corn Base: 112.30 ac. PLC Yield: 156 bu.  
Soybean Base: 30.20 ac. PLC Yield: 43 bu.

**Tract 1 Price: \$150,000    Tract 2 Price: \$338,000**

**Janice Hartman, Owner**

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

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".