

Midwest Land Management

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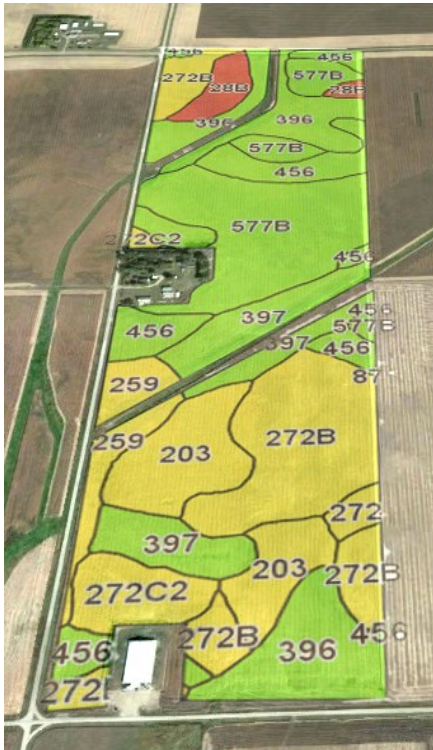
FOR SALE

Osceola County, IA - Harrison Township, Section 25

155 Acres m/l & Hog Finishing Unit

Property Location: 2½ miles south of May City, Iowa on M-12 and 4 miles east on 250th St.

Legal Description: The West Half of the West Half (W½ W½) of Section Twenty-five (25), Township Ninety-eight (98) North, Range Thirty-nine (39) West of the 5th P.M., Osceola County, Iowa except a tract of land referred to as Parcel A of the West Half (W½) of Section Twenty-five.



Total Acres: 155 acres m/l

Tillable Acres: 143 acres

Annual Taxes: \$4,132

Surety/AgriData Avg. CSR2: 77.5

Surety/AgriData Avg. CSR1: 61.4

Primary Soils: Everly, Kanaranzi, Letri, Wilmonton, Cylinder, Dickman, and Biscay.



Hog Building:

- 2400 head finishing unit
- Built in 2007
- All new feeders and equipment inside in the past year

Note: Land buyers, here is an excellent opportunity to purchase a productive Osceola County farm with a 2400 head hog finishing unit. The farmland is in a high state of productivity, utilizing the nutrients from the finishing unit that is on the southern end of the farm. There has been over 43,000 feet of tile installed on the farm since 2011. We have tile and yield maps available. The hog finishing unit was built in 2007 and has undergone several recent updates. Seller is offering attractive leaseback terms on the farmland to the new owner. The existing hog contract offers an attractive return to the buyer. Give the team at Midwest Land Management a call today to discuss this great opportunity.

Price: \$1,800,000 **Terms:** Possession upon closing.

For more information contact: Mark Nothwehr at 712-260-2110, Ben Hollesen at 712-253-5779 or Travis Johnson at 712-330-5345

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MIDWEST LAND
MANAGEMENT

Property information provided was obtained from sources deemed reliable, but the Broker or Seller makes no guarantees as to its accuracy. 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".