

Midwest Land Management

LAND

FOR SALE

Palo Alto County, IA - Walnut Township, Sec. 32

40 Acres m/l



Property Location: 3¾ miles south of Graettinger, Iowa on Highway 4.

Legal Description: The Northeast Quarter of the Southeast Quarter (NE¼ SE¼) of Section Thirty-two (32), Township Ninety-seven (97) North, Range Thirty-three (33), West of the 5th P.M., Palo Alto County, Iowa.

Surety/AgriData Avg. CSR2: 87.3

Surety/AgriData Avg. CSRI: 78.2

Soils: Clarion, Nicollet, Canisteo & Webster

Real Estate Taxes: \$1,258

FSA information:

Cropland Acres: 38.11 ac.

Corn Base: 38.10 ac. PLC Yield: 126 bu.



Broker's Note: Land buyers, here is an excellent opportunity to purchase a well-drained, highly tillable, small tract of farmland in Palo Alto County. Rarely do opportunities like this become available for sale; don't miss your chance to own this Palo Alto County farm.

Price: \$360,000

The Buss Brothers, Owners

For more information call Zach Anderson 712-298-1606

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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".