FOR SALE
Sac County, IA - Delaware Township, Sec. 4

120 Acres m/l

Property Location: 2 miles north of Nemaha, IA on M50 & 1/2 mile west on 170th Street.

Legal Description: The East Half of the Southwest Quarter (E½ SW¼) and the Northwest Quarter of the Southwest Quarter (NW¼ SW¼) of Section Four (4), Township Eighty-nine (89) North, Range Thirty-six (36) West of the 5th PM., Sac County, Iowa.

Surety/AgriData Avg. CSR2: 84.5
Surety/AgriData Avg. CSR1: 76.9
Soils: Clarion, Canisteo, Coland, Nicollet, Webster, Okoboji and Cylinder
Real Estate Taxes: $2,772

FSA information:
Cropland Acres: 108.76 ac.
Corn Base: 64.70 ac.     PLC Yield: 145 bu.
Soybean Base: 35.00 ac.    PLC Yield: 48 bu.
CRP Acres: 7.90 ac.
Annual CRP Payment: $2,057
CRP contract expires 9/30/2020

Broker’s Note: Land buyers, here is an excellent opportunity to purchase a productive Sac County Farm. The farm is available for the 2020 crop season. Please give Ben a call today to learn more about this farm investment opportunity.

Price: $1,020,000

Alan and Jennifer Movall, Owners
For More Information Call Ben Hollesen at 712-253-5779.