

Midwest Land Management

LAND

FOR SALE

Cherokee County, IA - Cedar Township, Section 10

132 Acres m/l



Property Location: 1 mile north of Larrabee, IA on Highway 59 & ½ mile west on 440th St.

Legal Description: The East Half of the West Half (E½ W½) of Section Ten (10), Township Ninety-three (93) North, Range Forty (40) West of the 5th PM, Cherokee County, IA except for Parcel B & the North Twenty ac.

Surety/AgriData Avg. CSR2: 92.3

Surety/AgriData Avg. CSRI: 72.6

Soils: Galva, Primghar, Marcus, Sac, Afton & Colo

Real Estate Taxes: \$4,192



FSA information:

Cropland Acres: 118.47 ac.

Corn Base: 51.30 ac. PLC Yield: 185 bu.

Soybean Base: 51.20 ac. PLC Yield: 55 bu.

Broker's Note: Land buyers, here is an excellent opportunity to purchase a highly productive farm with great soils in the Larrabee area. Good quality farms like this are hard to find and rarely come up for sale in Cherokee County.

Price: \$1,188,000

**Dan James, Bob James, Tim James, Shelby James
& Marilyn McCormick, Owners**

Attorney: George Wittgraf • Wittgraf Law Firm • Cherokee, IA

For more information call Ben Hollesen 712-253-5779.

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MIDWEST LAND
MANAGEMENT & REAL ESTATE, INC

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