

Midwest Land Management

LAND

FOR SALE

Osceola County, IA - Baker Township, Section 12

72.94 Surveyed Acres



Property Location: 3 miles north of Melvin, Iowa on L50 and 4¼ east on A34.

Legal Description: The East Half of the Northwest Quarter (E½ NW¼) of Section Twelve (12), Township Ninety-eight (98) North, Range Forty (40) West of the 5th P.M., Osceola County, Iowa excluding parcels A & B. Exact legal to be taken from survey.

Surety/AgriData Avg. CSR2: 92.9

Surety/AgriData Avg. CSRI: 76.5

Soils: Everly, Wilmonton & Letri

Real Estate Taxes: \$2,292

FSA information:

Cropland Acres: 68.04 ac.

Corn Base: 32.6 ac.

Soybean Base: 32.6 ac.

PLC Yield: 177 bu.

PLC Yield: 48 bu.



Broker's Note: Farmers and Investors, don't miss this opportunity to purchase an outstanding Osceola farm with very productive soils. The DenHartog farm has a CSR2 value of 92.9 and an open lease for the 2020 crop season.

Price: \$729,400

Deric and Amber DenHartog, Owners

For more information, contact Ben Hollesen 712-253-5779.

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MIDWEST LAND
MANAGEMENT & REAL ESTATE, INC

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