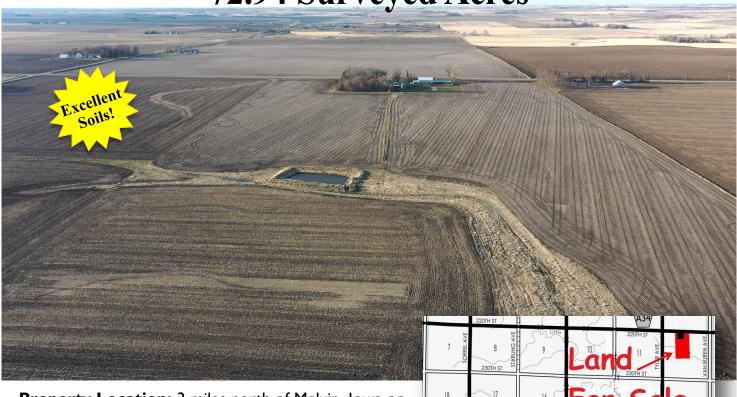
Midwest Land Management

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 41/4 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, lowa excluding parcels A & B. Exact legal to be taken from survey.

Surety/AgriData Avg. CSR2: 92.9 Surety/AgriData Avg. CSR1: 76.5

Soils: Everly, Wilmonton & Letri **Real Estate Taxes:** \$2,292

FSA information:

Cropland Acres: 68.04 ac.

Corn Base: 32.6 ac. PLC Yield: 177 bu. Soybean Base: 32.6 ac. 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.

Midwest Land Management and Real Estate, Inc.

2506 | 1th Avenue SW • PO Box 909 Spencer, IA 51301 712-262-3110 • 800-952-2974 www.midwestlandmanagement.com



Property information provided was obtained from sources deemed reliable, but the Auctioneer, 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". Average CSR information was obtained from Surety/Agri Data. Any announcements made the day of the sale shall supersede any previous information or oral statements. Midwest Land Management and Real Estate, Inc., affiliated licensees and the Auctioneer represent the Sellers exclusively.