

Midwest Land Management

LAND

FOR SALE

Emmet County, IA - Twelve Mile Lake Twp, Sec. 29

149.56 Surveyed Acres

New
Price!



Property Location: 1 mile south of Terril, Iowa on N14 and 4 1/2 miles east on 250th Street.



Legal Description: The South Half of the Northeast Quarter (S $\frac{1}{2}$ NE $\frac{1}{4}$), Lots One (1) & Two (2) except 7 acre acreage, and Part of the Northwest Quarter (NW $\frac{1}{4}$), all in Section Twenty-Nine (29), Township Ninety-eight (98) North, Range Thirty-four (34) West of the 5th P.M., Emmet County, Iowa. Exact legal to be taken from survey.

Surety/AgriData Avg. CSR2: 82

Surety/AgriData Avg. CSRI: 71.1

Primary Soils: Nicollet, Webster, Canisteo & Clarion

Real Estate Taxes (est.): \$4,041



FSA information:

Cropland Acres: 148.34 ac.

Corn Base: 101.10 ac. PLC Yield: 127 bu.

Soybean Base: 47.20 ac. PLC Yield: 35 bu.

Broker's Note: This is a great opportunity to own a larger tract of farmland in Emmet County. This land has been well cared for the by the same family for many years. The farm features good soils with an abundance of tile outlets.

Price: \$1,189,000

Robert and Delores Ness, Owners

For More Information Call Shane Brant at 712-301-4664.

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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".