

Midwest Land Management

LAND

FOR SALE

Palo Alto County, IA - Walnut Township, Sec. 27

40 Acres m/l



Property Location: 3/4 mile west of Osgood, IA on 320th St & 3/4 mile north on 440th Avenue.

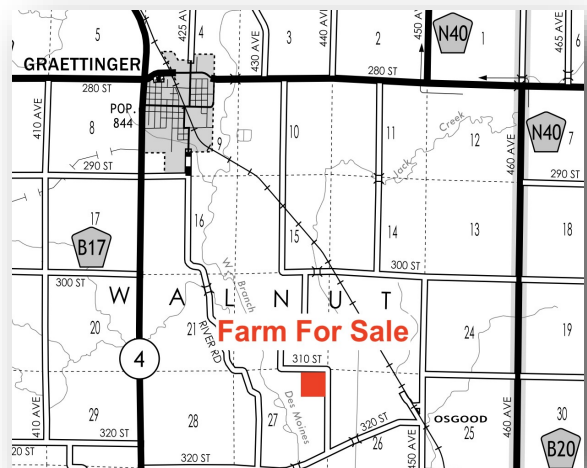


Legal Description: The Northeast Quarter of the Northeast Quarter (NE 1/4 NE 1/4) of Section Twenty-Seven (27), Township Ninety-Seven (97) North, Range Thirty-three (33) West of the 5th P.M., Palo Alto County, Iowa.

Surety/AgriData Avg. CSR2: 47.4

Primary Soils: Hanska, Estherville and Linder

Real Estate Taxes: \$690



FSA information:

Cropland Acres: 42.14 acres

Corn Base: 31.00 ac. PLC Yield: 139 bu.

Soybean Base: 11.10 ac. PLC Yield: 38 bu.

Broker's Note: Land Buyers, here is your opportunity to purchase an affordable, highly tillable tract of land equipped with irrigation potential. This Palo Alto County farm is a great asset for any investor.

Price: \$186,000

AEWAW, Owner

For More Information Call Zach Anderson at 712-298-1606.

Midwest Land Management and Real Estate, Inc.

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MIDWEST LAND
MANAGEMENT & REAL ESTATE, INC

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".