

Midwest Land Management

LAND

# FOR SALE

Pocahontas County, IA - Marshall Twp. Section 7

## 160 ACRES

More or Less



**Property Location:** Two miles west of Laurens on Highway 10 and 3½ miles south on 110th Avenue.

**Legal Description:** The Southeast Quarter (SE¼) of Section Seven (7), Township Ninety-two (92) North, Range Thirty-four (34) West of the 5th P.M., Pocahontas County, IA.

**Total Acres:** 160 ac. m/l

**Soils:** Clarion, Webster, Canisteo, Nicollet, and Kossuth

**Avg. CSR:** 77.6

**Taxable Acres:** 158 ac.

**Real Estate Taxes:** \$4004 Annually

**Note:** Midwest Land Management is pleased to be selling the Cunningham property at private treaty. If you are looking for a good, producing farm with excellent soils in Pocahontas County you will definitely want to take a look at this high-quality farm. The farm is located between Albert City and Laurens which both provide good local grain marketing opportunities.



**Price:** \$1,912,000

**Terms:** Possession at close. Subject to cash rent lease for 2014.

**Patricia Cunningham, Owner**

**For More Information Call Ben Hollesen 712-253-5779**

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**MIDWEST LAND**  
MANAGEMENT

Property information provided was obtained from sources deemed reliable, but the 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".