

Midwest Land Management

LAND

# FOR SALE

Sac County, IA - Delaware Twp. Section 26

## 160 ACRES More or Less



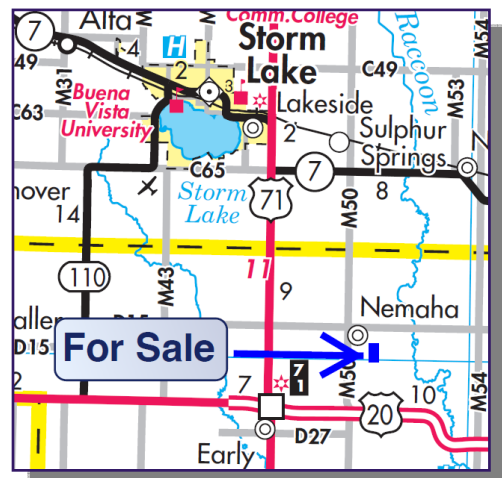
**Property Location:** 2 miles south of Nemaha, Iowa on M50 and 1½ miles east on 210th St.  
Farm is bordered by Perkins Avenue on the east and 210th Street on the south.

**Legal Description:** The Southeast Quarter (SE¼) of Section Twenty-six (26), Township Eighty-nine (89) North, Range Thirty-six (36) West of the 5th P.M., Sac County, IA.

**Total Acres:** 160 ac. m/l  
**Soils:** Clarion, Webster and Nicollet  
**Avg. CSR:** 72.5  
**Taxable Acres:** 155.58  
**Real Estate Taxes:** \$3278 Annually

**FSA Information:**

Cropland	137.9 acres
Corn Base	60.7 acres
DD/CC Yield	108/119 bu.
Soybean Base	60.7 acres
DD/CC Yield	27/33 bu.



**Note:** Midwest Land Management is pleased to be selling this Sac County farm for Kent Kirburz at private treaty. This nearly-level to gently rolling farm features productive soils and is located within close proximity to local grain markets in nearby Nemaha. Visit our website for soils map and aerial photo of the farm.

**Price:** \$1,803,000 or \$11,268 per acre

**Terms:** Possession at close. Subject to cash lease for 2013.

**Kent Kiburz, Owner**

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

**Midwest Land Management and Real Estate, Inc.**

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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".