

Midwest Land Management

LAND

# FOR SALE

Dickinson County, IA - Okoboji Twp., Section 36

**160 ACRES** More or Less

**Property Location:** From Milford, Iowa, go 4 miles south on Highway 71 and ½ mile west on 270th Street.

**Legal Description:** The Southwest Quarter (SW¼) of Section Thirty-six (36), Township Ninety-eight (98) North, Range Thirty-seven (37) West of the 5th P.M., Dickinson County, IA.

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

**Soils:** Everly, McCreath, Wilmington and Letri

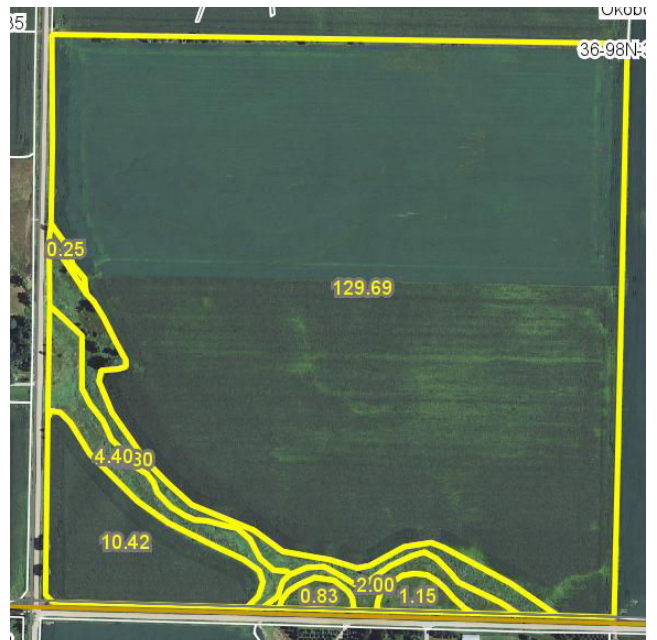
**Avg. CSR:** 74.3

**Taxable Acres:** 156 ac.

**Real Estate Taxes:** \$2,148 Annually

**FSA Information:**

Cropland	142.10 acres
Corn Base	70.60 acres
DD/CC Yield	103/122 bu.
Soybean Base	71.50 acres
DD/CC Yield	32/38 bu.
CRP Acres:	12.2 acres
Annual CRP Payment:	\$1,052
CRP Contract Expires:	9/30/18



**Note:** Excellent opportunity to buy a high-quality tillable acre farm in Dickinson County. Great location with good access to markets. Farm is leased on a cash rent basis for 2014.

**Price: \$1,372,000**

**Terms: Possession upon closing.**

**Ted & Bonnie Lambertus, Owners**

**For More Information Call 712-262-3110**

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

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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".