

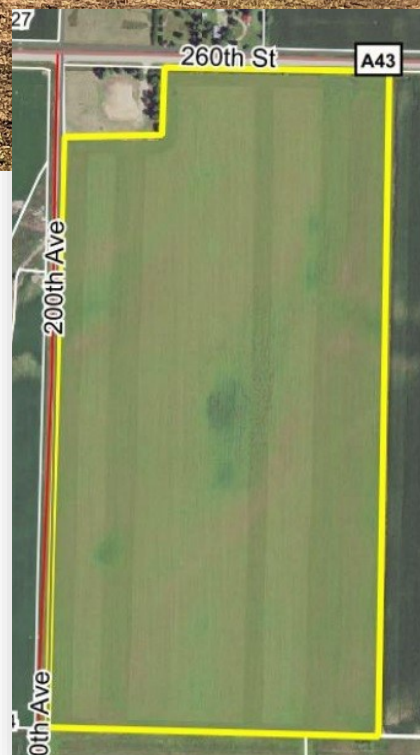
Midwest Land Management

LAND

FOR SALE

Dickinson County, IA - Okoboji Township, Sec. 35

77 Acres m/l



Property Location: 3 miles south of Milford, Iowa on Highway 71 and 1³/₄ miles west on Country Road A43.

Legal Description: The West Half of the Northwest Quarter (W¹/₂ NW¹/₄) of Section Thirty-Five (35), Township Ninety-eight (98) North, Range Thirty-seven (37) West of the 5th PM, Dickinson County, Iowa EXCEPT 2.91 acre building site.

Surety/AgriData Avg. CSR2: 51.4

Primary Soils: Wadena, Estherville & Cylinder

Real Estate Taxes: \$1,014

FSA Information:

CRP Acres: 72.91

Annual Payment: \$17,394 (\$238.57/acre)

Contract Expiration: 9-30-2030

Price: \$539,000

Bradley Derner, Owner

For More Information Call Travis Johnson 712-330-5345

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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. 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".