

Midwest Land Management

LAND

FOR SALE

Pocahontas County, IA - Dover Township, Sec. 27

151 Acres m/l



Property Location: 3 miles east of Varina, Iowa on C49 and 1/2 mile north on 140th Avenue.

Legal Description: The Northeast Quarter (NE1/4) of Section Twenty-seven (27), Township Ninety-one (91) North, Range Thirty-four (34) West of the 5th P.M., Pocahontas County, Iowa except an 8.54 acre acreage.

Surety/AgriData Avg. CSR2: 83.3

Surety/AgriData Avg. CSRI: 76.7

Primary Soils: Webster, Clarion, Nicollet and Wadena

Real Estate Taxes: \$4,156

FSA Information:

Cropland Acres: 142.04 ac. including 9.5 CRP acres

Corn Base: 70.6 ac. Corn PLC Yield: 164 bu.

Soybean Base: 60.5 ac. Soybean PLC Yield: 50 bu.

CRP Acres: 9.5

Annual Payment: \$2,289 (\$240.9/acre)

Contract Expiration: 9-30-2031



Broker's Note: Land Buyers, don't miss this great opportunity to purchase this productive Pocahontas County farm. The grass filter strips along the dredge ditch are currently enrolled in CRP and will provide good income and conservation. Sellers are flexible on the closing date. For more details please contact Ben Hollesen at 712-253-5779.

Price: \$1,590,750

Linda and David Kuker, Owners

For More Information Call Ben Hollesen 712-253-5779

Midwest Land Management and Real Estate, Inc.

2506 11th Avenue SW • PO Box 909

Spencer, IA 51301

712-262-3110 • 800-952-2974

www.midwestlandmanagement.com

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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".