

Midwest Land Management

LAND

# FOR SALE

Ida County, IA - Battle Township, Sec. 1 & 12

## 113.02 Acres



**Property Location:** ½ mile west of Holstein, IA on Highway 20 & 1 mile south on Faith Avenue.

**Legal Description:** Parcel A located in the South Half of the Southeast Quarter (S½ SE¼) of Section One (1) AND in the Northeast Quarter (NE¼) of Section Twelve, all in Township Eighty-eight (88) North, Range Forty-one (41) West of the 5th P.M., Ida County, Iowa except acreage. Exact legal to be taken from survey.

**Surety/AgriData Avg. CSR2:** 79.1

**Surety/AgriData Avg. CSRI:** 57.4

**Primary Soils:** Galva, Colo-Judson, Ida & Sac

**Real Estate Taxes:** \$2,986



**FSA Information Combined with Adjoining Tract:**

Cropland Acres: 118.66 ac.

Corn Base: 80.27 ac.    Corn PLC Yield: 186 bu.

Soybean Base: 9.15 ac.    Soybean PLC Yield: 50 bu.



**Broker's Note:** Attention Land Buyers, here is an excellent opportunity to purchase a top-producing farm in Ida County. These 113 acres are part of a larger farm, and the buyer will have the option to potentially rent the adjoining 113 acres to the south for 2022.

**This is a private listing so reach out to Chris Clark at 712-369-1531.**

**Price: \$1,695,000**

**Valgene & Joan Wiese, Owners**

**For More Information Contact Chris Clark • 712-369-1531**

**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".