

Midwest Land Management

LAND

FOR SALE

Dickinson County, IA-Lakeville Township, Sec. 31

93 Acres m/l



Property Location: 1 mile south of Wahpeton, Iowa on Highway 86, 3½ miles west on A22 and 1 mile south on M38.

Legal Description: Part of the North Half (Pt. N½) of Section Thirty-one (31), Township Ninety-nine (99) North, Range Thirty-seven (37) West of the 5th. P.M., Dickinson County, Iowa. Exact legal to be taken from survey.

Surety/AgriData Avg. CSR2: 79.1

Surety/AgriData Avg. CSRI: 61.2

Primary Soils: Clarion-Storden, Canisteo & Clarion

Estimated Real Estate Taxes: \$1,370



FSA Information Combined with Adjoining Tract:

CRP Acres: 143.3

Annual CRP Payment: \$42,190 / \$294.42 per acre

CRP Contract Expiration: 9/30/2027

Broker's Note: The Hartman farm offers the best of both worlds - recreation and farm income. The farm is part of a 143.3 CRP acre farm and will be surveyed prior to closing. The 2022 crop year offers a CRP payment of \$294.42 per acre. The property is ideally located just southwest of Wahpeton making it the perfect close-to-home recreational piece of land. Don't miss this opportunity to purchase this hard-to-find CRP farm!

Price: \$8,500 per acre

Janice Hartman, Owner

For More Information Contact Ben Hollesen 712-253-5779

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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".