

# Midwest Land Management

LAND

# FOR SALE

Buena Vista County, IA - Lincoln Twp., Section 17

**170 ACRES** More or Less



**Property Location:** From the intersection of Highways 3 and 71, go 3 miles north to 500th St., then 1 $\frac{3}{4}$  miles east. The farm is bordered by 500th Street on the north and 150th Avenue on the east.

**Legal Description:** The Northeast Quarter (NE $\frac{1}{4}$ ) and all that part of the Southeast Quarter (Pt. SE $\frac{1}{4}$ ) north of the dredge ditch, all in Section Seventeen (17), Township Ninety-two (92) North, Range Thirty-six (36), West of the 5th P.M., Buena Vista County, Iowa.

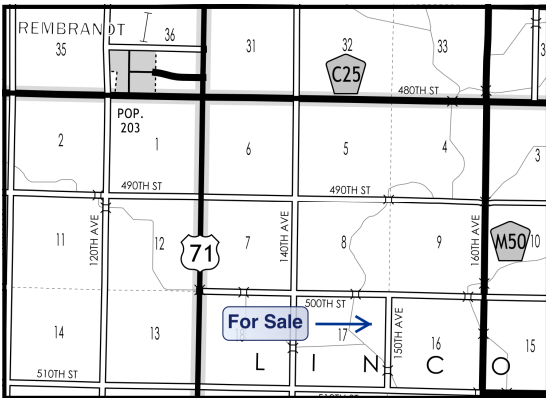
**Total Acres:** 170 ac.

**Soils:** Canisteo, Nicollet, Okoboji, Storden, Webster, Clarion and Talcot

**Surety/AgriData Avg. CSR2:** 86.2

**Surety/AgriData Avg. CSRI:** 75.7

**Real Estate Taxes:** \$4,018 Annually



### FSA Information:

Cropland 164.0 ac.

Corn Base 120.4 ac.

Soybean Base 43.1 ac.

DD/CC Yield 128/128 bu.

DD/CC Yield 36/36 bu.

**Note:** Attention Investors and Farmers, here is an excellent opportunity to purchase Dean's D & G Corporation. This is a stock purchase of Dean's D&G Corporation. The farmland located in Lincoln Township is the only asset owned by Dean's D & G Corporation making this a very desirable corporation to purchase. Give Ben Hollesen a call today for more information.

**Price: \$1,190,000**

**Terms: Possession upon closing. Subject to a cash lease for 2015.**

**Dean's D & G Corporation, Owner**

**For More Information Call Ben Hollesen at 712-253-5779**

**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".