

Midwest Land Management

LAND FOR SALE

Cedar Township • Pocahontas County, IA

160 Acres m/l



Property Location: 1 mile north of Fonda, Iowa on N28.

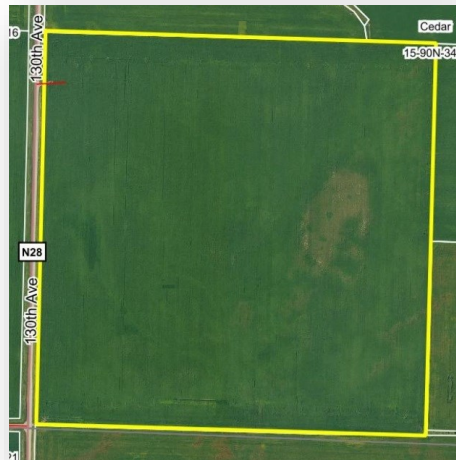
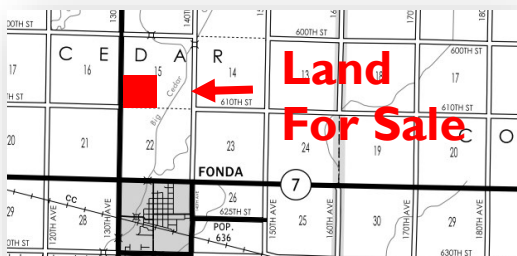
Legal Description: The Southwest Quarter (SW¹/₄) of Section Fifteen (15), Township Ninety (90) North, Range Thirty-four (34) West of the 5th P.M., Pocahontas County, Iowa.

Surety/AgriData Avg. CSR2: 74.7

Surety/AgriData Avg. CSRI: 72.1

Primary Soils: Webster, Canisteo, Clarion & Nicollet

Real Estate Taxes: \$4,924



FSA Information is combined with adjoining tracts

Cropland Acres: 349.74

Corn Base: 179.7 ac.

Soybean Base: 157.1 ac.

PLC Yield: 150

PLC Yield: 43

For more information contact Zach Anderson • 712-298-1606

Price: \$1,920,000

Midwest Land Management and Real Estate, Inc.

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www.midwestlandmanagement.com

MIDWEST LAND
MANAGEMENT & REAL ESTATE, INC

Property information provided was obtained from sources deemed reliable, but the Auctioneer, Broker or Seller makes no guarantees as to its accuracy. 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". Average CSR information was obtained from Surety/Agri Data. Any announcements made the day of the sale shall supersede any previous information or oral statements. Midwest Land Management and Real Estate, Inc., affiliated licensees and the Auctioneer represent the Sellers exclusively.