

Midwest Land Management

LAND

FOR SALE

Palo Alto County, IA - Ellington Twp. Section 8

200 ACRES

More or Less

Property Location: 2 miles north of Mallard, Iowa on Highway 4 and 1 mile east on 470th Street.

Legal Description: The Southwest Quarter (SW¹/₄) and the West Half of the West Half of the Southeast Quarter (W¹/₂ W¹/₂ SE¹/₄) of Section Eight (8), Township Ninety-four (94) North, Range Thirty-two (32) West of the 5th P.M., Palo Alto County, Iowa.

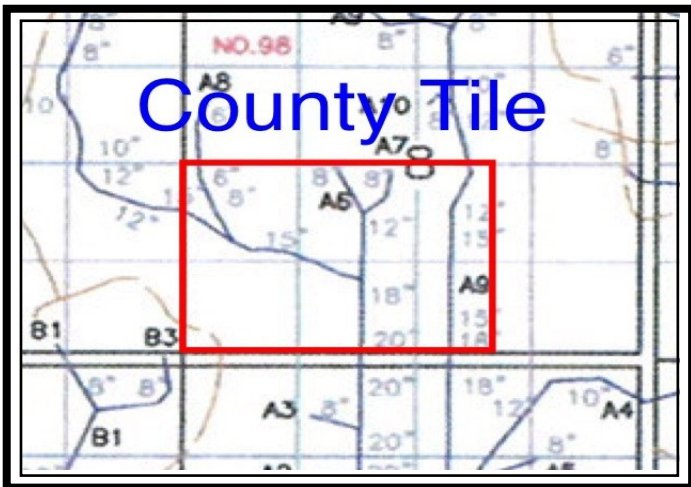
Total Acres: 200 ac. m/l

Soils: Okoboji, Canisteo, Clarion and Nicollet

Avg. CSR: 63.4

Taxable Acres: 196.09 ac.

Real Estate Taxes: \$3906 Annually



FSA Information:

Cropland	195.82 acres
Corn Base	179.3 acres
DD/CC Yield	117/117 bu.

Note: Midwest Land Management is pleased to be selling this Mallard area farm for Kent Kiburz. This all-tillable farm has good tile outlet by means of two large county tiles which run through the property. This is an excellent opportunity to buy a large contiguous tract of land in Palo Alto County.

Price: \$1,560,000.00 or \$7,800 per acre

Terms: Possession at close.

Kent Kiburz, Owner

For More Information Call Ben Hollesen 712-253-5779

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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. 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".