

Midwest Land Management

LAND

FOR SALE

Palo Alto County, IA - Lost Island Township, Section 6

245 Acres More or Less



Property Location: 3 miles east of Terril, Iowa on A48 and 2 miles south on 340th Avenue.

Legal Description: Fractional West Half (W $\frac{1}{2}$) of Section Six (6), Township Ninety-seven (97) North, Range Thirty-four (34) West of the 5th P.M., Palo Alto County, Iowa

Total Acres: 245 ac. m/l

Soils: Nicollet, Clarion, and Canisteo

Avg. CSR: 77.1

Taxable Acres: 246.28 ac.

Real Estate Taxes: \$6,654 Annually (2013—2014)

FSA Information:

Cropland	233.6 acres
Corn Base	170.5 acres
DD/CC Yield	117/117 bu.
Soybean Base	57.5 acres
DD/CC Yield	37/37 bu.

Note: Midwest Land Management is pleased to be selling this all-tillable, highly-productive farm in Palo Alto County. Give us a call today to discuss the possibilities of owning this Iowa farm.

Price: \$11,000 per acre

Terms: Possession upon closing. Subject to a lease for 2013.

Andresen Farms Inc., Owner

For More Information Call 712-262-3110

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. 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".