

Midwest Land Management

LAND

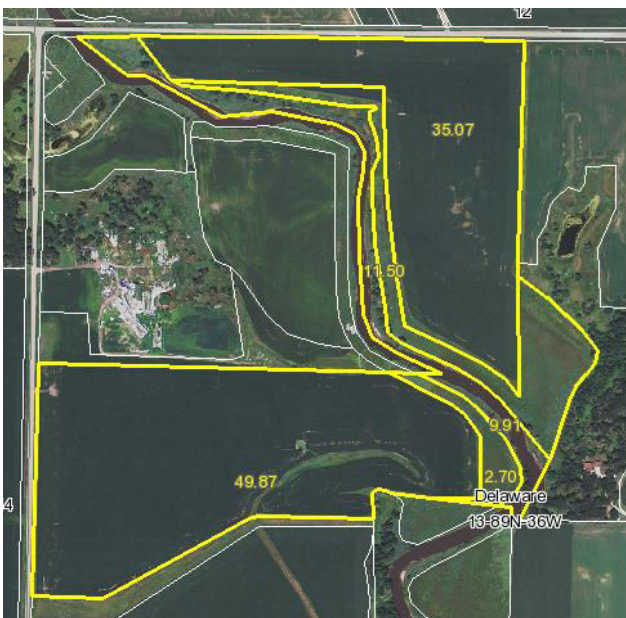
FOR SALE

Sac County, IA - Delaware Twp. Section 13

112 ACRES More or Less

Property Location: 2 miles east and 1/2 mile north of Nemaha, Iowa. Farm is bordered by Perkins Avenue on the west and 180th Street on the north.

Legal Description: Fr Northwest Quarter (Fr NW¹/₄), Fr Southwest Quarter of the Northeast Quarter (Fr SW¹/₄ NE¹/₄) and Fr Northwest Quarter of the Southwest Quarter (Fr NW¹/₄ SW¹/₄) Section Thirteen (13), Township Eighty-nine (89) North, Range Thirty-six (36) West of the 5th PM in Sac County, Iowa.



Total Acres: 112.0 ac. more or less
Avg. CSR: 66.5 (on the tillable acres)
Taxable Acres: 109.82
Real Estate Taxes: \$1932 Annually
FSA Information:

Farmland	99.2 acres
Cropland	85.0 acres
CRP	14.2 acres
Corn Base	64.2 acres
DD/CC Yield	111 bu.

Annual CRP Payment of \$2514 or \$177 per acre
CRP acres are enrolled until Sept. 30, 2019

Note: Farmers, Investors & Outdoor Enthusiasts here is your opportunity to purchase 112 acres in Sac County. The Bay Breeze Farm features a blend of tillable acres, CRP acres and access to the Raccoon River which flows through the property. Give us a call today to schedule a time to view this property.

Terms

Price: \$795,200 / \$7,100 per acre

Possession: At closing subject to custom lease for 2012.

Bay Breeze LLC, 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".