

Midwest Land Management

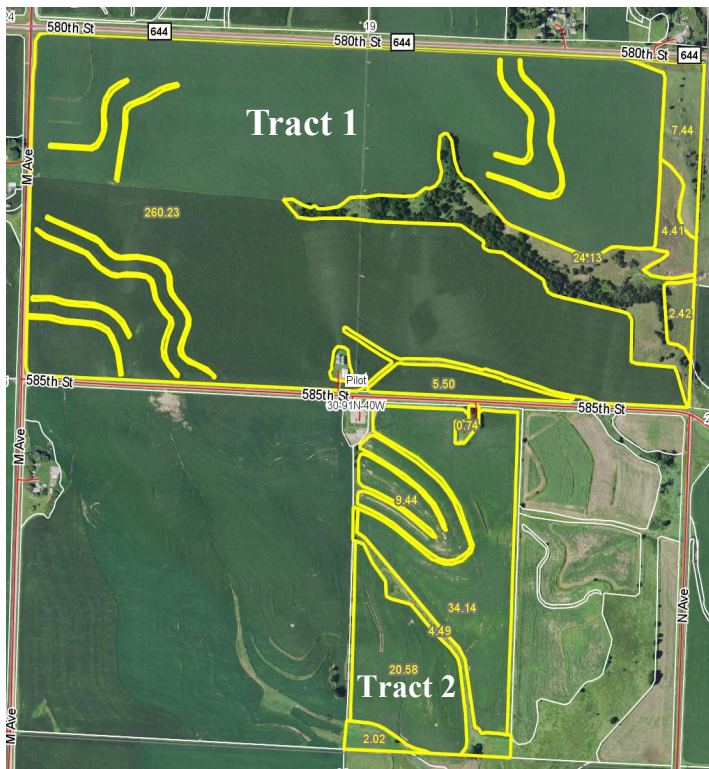
LAND

FOR SALE

Cherokee County, IA - Pilot Township, Section 30

400 ACRES More or Less

Property Location: 4 miles south of Cherokee, Iowa on L56 and 1 mile west on 580th Street.



Tract 1 – 320 ACRES m/l

Tract 1 Legal Description: The North Half (N $\frac{1}{2}$), Section Thirty (30), Township Ninety-one (91) North, Range Forty (40) West of the 5th P.M., Cherokee County, IA.

Surety/AgriData Avg. CSR2: 82.4

Surety/AgriData Avg. CSRI: 55.9

Primary Soils: Galva, Colo-Judson, Everly and Sac

Real Estate Taxes: \$8,268

FSA Information for Tract 1:

Tillable Acres: 280.76 ac.

Corn Base: 136.70 ac. PLC Yield : 180 bu.

Soybean Base: 136.70 ac. PLC Yield: 49 bu.

Tract 2 – 80 ACRES m/l

Tract 2 Legal Description: The West Half of the Southeast Quarter (W $\frac{1}{2}$ SE $\frac{1}{4}$), Section Thirty (30), Township Ninety-one (91) North, Range Forty (40) West of the 5th P.M., Cherokee County, Iowa.

Surety/AgriData Avg. CSR2: 52.6

Surety/AgriData Avg. CSRI: 42.4

Primary Soils: Ida, Galva, Colo-Judson and Everly

Real Estate Taxes: \$1,280

FSA Information for Tract 2:

Tillable Acres: 70.63 ac.

Corn Base: 57.60 ac. PLC Yield : 133 bu.

Soybean Base: 9.60 ac. PLC Yield: 38 bu.

Price: \$2,918,400

Terms: Possession upon closing. Subject to cash rent lease for 2017.

Bay Breeze LLC, Owner

For More Information Call Ben Hollesen at 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. Average CSR information was obtained from Surety/AgriData. 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".