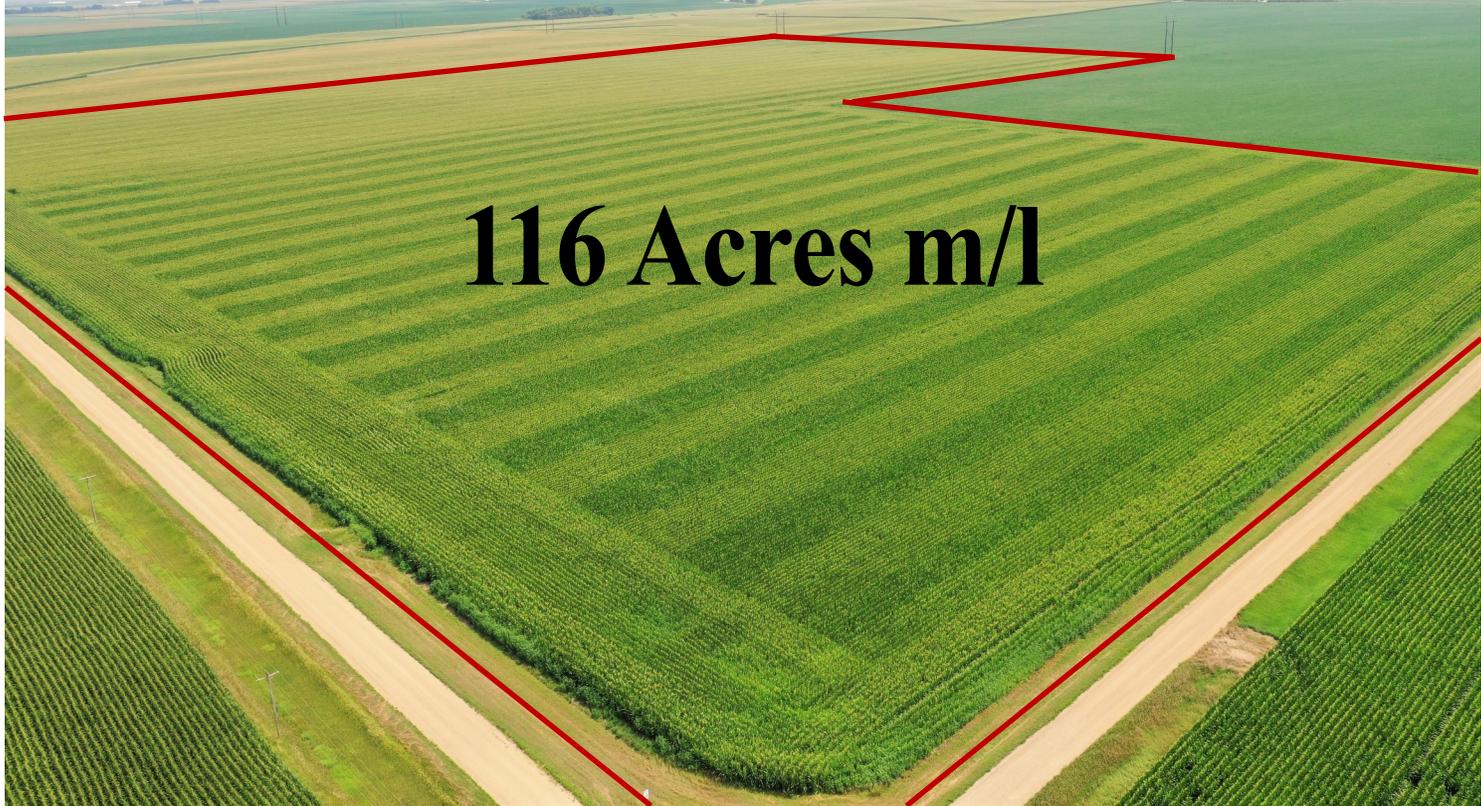


Midwest Land Management

LAND

FOR SALE

Calhoun County, IA - Cedar Township, Sec. 7



116 Acres m/l

Property Location: 5 miles east of Rockwell City, IA on 280th St. & 1 mile south on Upland Ave.

Legal Description: The North Fractional Half of the Northwest Quarter (NFri $\frac{1}{2}$ NW $\frac{1}{4}$) and the Southeast Quarter of the Northwest Quarter (SE $\frac{1}{4}$ NW $\frac{1}{4}$) of Section Seven (7), Township Eighty-seven (87) North, Range Thirty-one (31) West of the 5th P.M., Calhoun County, Iowa.

Surety/AgriData Avg. CSR2: 84.9

Surety/AgriData Avg. CSRI: 81.8

Primary Soils: Webster, Nicollet, Canisteo & Okoboji

Real Estate Taxes: \$2,884

FSA Information:

Cropland Acres: 112.31 ac.

Corn Base: 59 ac. Corn PLC Yield: 155 bu.

Soybean Base: 53.3 ac. Soybean PLC Yield: 38 bu.



Broker's Note: Attention Land Investors, here is your opportunity to purchase a highly productive Calhoun County farm. This high-quality tract has been well maintained boasting high fertility levels and easy access to hog manure. This farm offers a great long-term investment with a tenant already in place. Showing a CSR2 rating of 84.9 and ample drainage, this farm is a top producer. Please see the tile map available on our website.

Price: \$1,508,000

TJT Company LLC, Owner

For More Information Call Zach Anderson 712-298-1606

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Spencer, IA 51301

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www.midwestlandmanagement.com

& 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/Agri Data. 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".