

Midwest Land Management

# LAND FOR SALE

Union Township • O'Brien County, IA



**Property Location:** ¼ mile south of Paullina, IA on L48 (Redwing Avenue) & 1½ miles west on 470th St.

**Legal Description:** The Northwest Quarter (NW¼) of Section Seventeen(17), Township Ninety-four (94) North, Range Forty-one (41) West of the 5th P.M., O'Brien County, Iowa except pasture ground in the the Northeast corner.

**Surety/AgriData Cropland Avg. CSR2:** 94.2

**Surety/AgriData Cropland Avg. CSRI:** 70.3

**Primary Soils:** Galva, Primghar, Sac, Marcus, Estherville

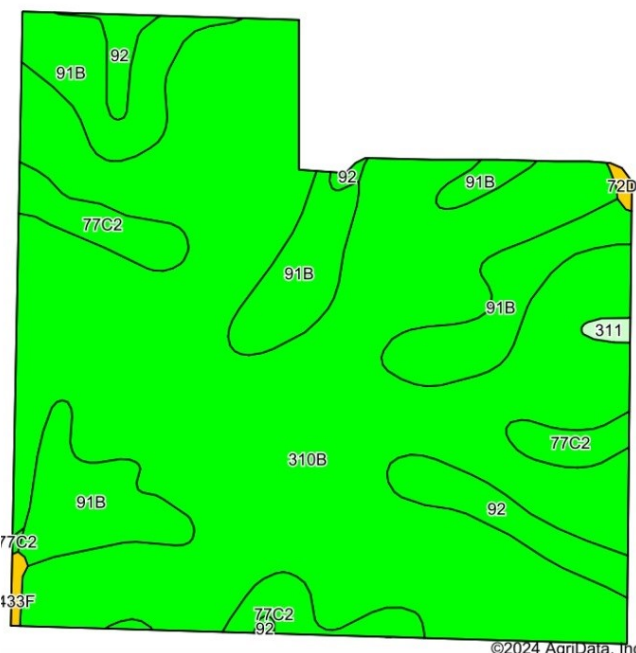
**Real Estate Taxes:** \$4,425 est.

#### FSA Information:

Cropland Acres: 141.20 acres

Corn Base: 74.9 ac.      Corn PLC Yield: 179

Soybean Base: 62.80 ac      Soybean PLC Yield: 50



**For more information contact Ben Hollesen • 712-253-5779**

**Price: \$2,590,000**

**Catherine Jacobson Revocable Living Trust, Owner**

**Midwest Land Management and Real Estate, Inc.**

**Ben Hollesen ~ 712-253-5779 • Travis Johnson ~ 712-330-5345**

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**www.midwestlandmanagement.com**

& REAL ESTATE, INC  
**MIDWEST LAND**  
MANAGEMENT

Property information provided was obtained from sources deemed reliable, but the Auctioneer, 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". Average CSR information was obtained from Surety/Agri Data. Any announcements made the day of the sale shall supersede any previous information or oral statements. Midwest Land Management and Real Estate, Inc., affiliated licensees and the Auctioneer represent the Sellers exclusively.