

Midwest Land Management

LAND

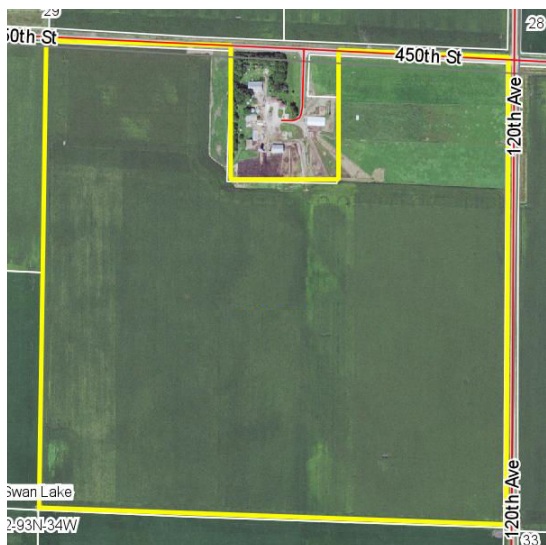
FOR SALE

Pocahontas County, IA - Swan Lake Township, Section 32

150 ACRES More or Less



Property Location: 1 mile west of Laurens, IA on State Highway 10 and 1 mile south on 120th Avenue.



Legal Description: The Northeast Quarter (NE $\frac{1}{4}$) (excluding a 10 acre acreage), Section Thirty-two (32), Township Ninety-three (93) North, Range Thirty-four (34) West of the 5th P.M., Pocahontas County, Iowa.

Surety/AgriData Avg. CSR2: 83.5

Surety/AgriData Avg. CSRI: 77.2

Primary Soils: Webster, Canisteo, Clarion, Nicollet and Okoboji

Tillable Acres: 145.28

Real Estate Taxes: \$3,916 Annually

FSA Information:

Tillable Acres: 145.28

Corn Base: 83.10 PLC Yield: 160 bu.

Soybean Base: 23.10 PLC Yield: 45 bu.



Price: \$1,395,000 or \$9,300 per acre

Terms: Possession upon closing, subject to cash lease for 2017

Arnold & Mary Wenell Family Trust, Owners

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".