

Midwest Land Management

LAND

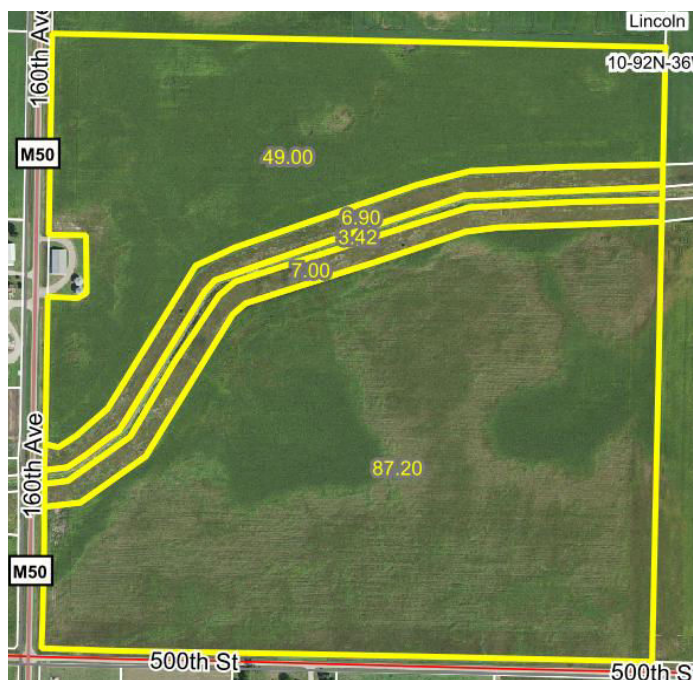
FOR SALE

Buena Vista County, IA - Lincoln Township, Sec. 10

155 ACRES

More or Less

Property Location: 6 miles south of Sioux Rapids, Iowa on Highway 71 and 3 miles east on 500th Street.



Legal Description: The Southwest Quarter (SW $\frac{1}{4}$) of Section Ten (10), Township Ninety-two (92) North, Range Thirty-six (36) West of the 5th P.M., Buena Vista County, Iowa.

FSA Information:

Cropland: 150.1 ac.

Corn Base: 78.2 ac.

Soybean Base: 58.0 ac.

PLC Yield: 170 bu.

PLC Yield: 47 bu.

Surety/AgriData Avg. CSR2: 58.9

Surety/AgriData Avg. CSRI: 53.3

Real Estate Taxes: \$3,088

Primary Soils: Canisteo, Wadena, Estherville, Cylinder and Okoboji

CRP Information:

CRP Acres: 13.9 acres

Annual CRP Payment: \$4,170 (\$300/acre)

Contract Expiration Date: 9/30/2027

Note: Attention Farmers and Investors, don't miss your opportunity to purchase hard-to-find tillable land. Ideally located on a hard surfaced road and close to several strong grain markets from poultry to ethanol. Priced to sell, this farm won't last long.

Price: \$852,500

Glen Taylor Revocable Trust, Owner

For More Information Call Midwest Land Management at 712-262-3110.

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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/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".