LAND

FOR SALE

Center Grove Township • Dickinson County, IA

35.04 Acres m/l

Development Potential!

Property Location: Located ½ mile south of Spirit Lake High School on Hill Ave. & ½ mile east on 165th St.

Legal Description: Outlot A, except the west 180 thereof, in the Plat of Horizons, Inc., Dickinson County, IA.

Surety/AgriData Avg. CSR2: 71.8

Surety/AgriData Avg. CSR1: 53.1

Primary Soils: Delft-Terril, Clarion-Storden & Blue Earth

Real Estate Taxes: $612

1 Mile Southeast of Spirit Lake High School

Land For Sale

FSA Information

Cropland Acres: 32.04 acres currently enrolled in CRP

CRP Annual Contract Payment: $10,601 ($330.87/acre)

Contract Expiration Date: 9/30/2026

Broker's Note: Attention land buyers and developers! Opportunities like this rarely become available in Dickinson County. This farm presents a very solid ag land investment for years to come or the potential to develop the property to suit your needs or the needs of the area. Located in the heart of the Iowa Great Lakes, this farm has endless opportunities.

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

Price: $438,000

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