

Midwest Land Management

LAND FOR SALE

Walnut Township • Palo Alto County, IA



46.55 Acres m/l

Property Location: 3 miles south of Graettinger, Iowa on Highway 4, 2 miles west on 320th Street and 1/4 mile south on 400th Avenue.

Legal Description: Part of the Northwest Quarter (Pt. NW¹/₄) of Section Thirty-one (31), Township Ninety-seven (97) North, Range Thirty-three (33) West of the 5th P.M., Palo Alto County, Iowa.

Surety/AgriData Avg. CSR2: 78

Surety/AgriData Avg. CSRI: 62.4

Soils: Clarion, Storden, Nicollet & Canisteo

Real Estate Taxes: \$1,356

FSA Information

Cropland Acres: 45.14 acres

Corn Base: 29.02 acres / PLC Yield: 142

Soybean Base: 11.9 acres / PLC Yield: 42



For more information contact Zach Anderson • 712-298-1606.

Price: \$488,775

Midwest Land Management and Real Estate, Inc.

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www.midwestlandmanagement.com

MIDWEST LAND
MANAGEMENT & REAL ESTATE, INC

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