

Midwest Land Management

LAND

FOR SALE

Sac County, IA - Sac & Coon Valley Townships

50 ACRES

More or Less



Property Location: 7 miles east of Lake View, Iowa on 330th Street and 1/2 mile south on Xavier Avenue OR 3 miles north of Auburn, Iowa on Xavier Avenue.

Legal Description: Part of Section Two (2), Township Eighty-six (86) North, Range Thirty-five (35) West of the 5th P.M., Sac County, IA AND Part of Section Thirty-five (35), Township Eighty-seven (87) North, Range Thirty-five (35) West of the 5th P.M., Sac County, IA. Exact legal to be taken from survey.



Surety/AgriData Avg. CSR2: 57.2
Surety/AgriData Avg. CSRI: 48.8
Primary Soils: Wadena, Salida, Flagler and Terril
Real Estate Taxes: \$713 (Estimated)



Price: \$287,500

(Final price of both tracts will be based on surveyed acres.)

Terms: Possession upon closing. Subject to cash rent lease for 2016.

Iowa Natural Heritage Foundation, Owner
For More Information Call Ben Hollesen at 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. Average CSR information was obtained from Surety/AgriData. 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".