

Midwest Land Management

LAND

# FOR SALE

Humboldt County, IA - Weaver Township, Section 20

76 Acres m/l



**Property Location:** 3 miles south of Gilmore City, Iowa on C49 and 1½ miles east on 260th Street.

**Legal Description:** The South Half of the Southeast Quarter (S½ SE¼) of Section Twenty (20), Township Ninety-one (91) North, Range Thirty (30) West of the 5th P.M., Humboldt County, Iowa except for the Railroad Right of Way.

**Surety/AgriData Avg. CSR2:** 87.1

**Surety/AgriData Avg. CSRI:** 83.7

**Primary Soils:** Webster, Nicollet & Clarion

**Real Estate Taxes:** \$2,512

**FSA Information:**

Cropland Acres: 68.29

Corn Base: 33.5      PLC Yield: 170

Soybean Base: 33.4      PLC Yield: 45



**Broker's Note:** The Bailey farm offers excellent high quality soils with a CSR2 of 87.1 and a CSRI of 83.7. This farm has had a large amount of tile added very recently making it a very highly productive farm. What a great opportunity to purchase a smaller piece of Iowa farmland with big productivity potential.

**Price: \$990,000**

**Brian and Jana Bailey, Owners**

**For More Information Contact Shane Brant 712-301-4664**

**Midwest Land Management and Real Estate, Inc.**

2506 11th Avenue SW. • PO Box 909

Spencer, IA 51301

712-262-3110 • 800-952-2974

[www.midwestlandmanagement.com](http://www.midwestlandmanagement.com)

& 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".