

Midwest Land Management

LAND

# FOR SALE

O'Brien County, IA - Grant Township, Sec. 20

## 80 ACRES

More or Less



**Property Location:** 4½ miles north of Sutherland, Iowa on M12 and ¾ mile east on 420th Street.



**Legal Description:** The East Half of the Northeast Quarter (E½ NE¼) of Section Twenty (20), Township Ninety-five (95) North, Range Thirty-nine (39) West of the 5th P.M., Clay County, Iowa.

**FSA Information:**

Cropland: 50.86 ac.

Corn Base: 37.3 ac.

PLC Yield: 121 bu.

**Surety/AgriData Avg. CSR2: 65.9**

**Surety/AgriData Avg. CSRI: 56.6**

**Real Estate Taxes: \$713 Annually**



**Note:** Land buyers, here is an excellent opportunity to purchase a smaller tract of land in O'Brien County. The Smith farm offers a blend of crop land & recreational land with a smaller stream running diagonally through the property. Give us a call today to learn more about this farm.

**Price: \$496,000**

**Terms: Possession upon closing.**

### Nick Smith, Owner

**For More Information Call Ben Hollesen at 712-253-5779**

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

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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".