

Midwest Land Management

LAND FOR SALE

Center Township • Sioux County, IA

80 Acres m/l



Property Location: 1 1/4 miles north of Ireton, Iowa on Eagle Avenue, 1 mile east on Highway 10 and 1/2 mile north on Elmwood Avenue.

Legal Description: The South Half of the Northeast Quarter (S $\frac{1}{2}$ NE $\frac{1}{4}$) of Section Thirty-two (32), Township Ninety-five (95) North, Range Forty-six (46) West of the 5th P.M., Sioux County, Iowa.

Surety/AgriData Avg. CSR2: 87.2

Surety/AgriData Avg. CSRI: 58.1

Soils: Galva, Primghar, Sac and Judson

Real Estate Taxes: \$3,072

FSA Information

Cropland Acres: 78.89

Corn Base: 62.39 acres / PLC Yield: 176

Soybean Base: 16.5 acres / PLC Yield: 58



Broker's Note: This 80-acre farm in Center Township, Sioux County, Iowa, is a prime opportunity for farmers and investors alike. Located just 2 $\frac{3}{4}$ miles northeast of Ireton, this property features high-quality soils, including Galva, Primghar, Sac, and Judson, with an impressive CSR2 average of 87.2. With 78.89 cropland acres the farm is nearly all tillable making it a strong income-producing asset. Priced at \$1,660,000, this farm is a valuable investment in Iowa's fertile agricultural landscape. Don't miss this chance to own high-quality farmland in the heart of Iowa!

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

Price: \$1,660,000

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MIDWEST LAND
MANAGEMENT

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