

Midwest Land Management

LAND FOR SALE

Twelve Mile Lake Twp. • Emmet County, IA



Property Location: 1.5 miles south of Wallingford, IA on Highway 4 & $\frac{3}{4}$ mile west on 240th St.

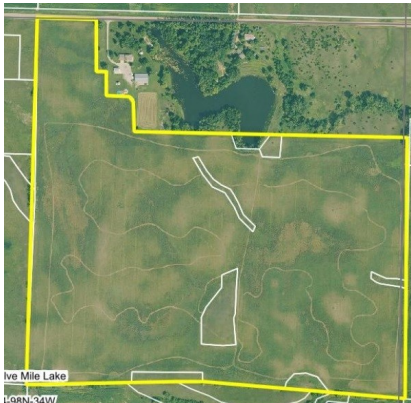
Legal Description: The Northeast Quarter (NE $\frac{1}{4}$) of Section Twenty-four (24), Township Ninety-eight (98) North, Range Thirty-four (34) West of the 5th P.M., Emmet County, Iowa except all of Schacherer Subdivision in the Northeast Quarter of Section Twenty-four.

Surety/AgriData Avg. CSR2: 70.4

Surety/AgriData Avg. CSRI: 58.5

Primary Soils: Clarion, Omsrud-Storden & Nicollet

Real Estate Taxes: \$3,296



FSA Information

Cropland Acres: 114.54 Ac. including 113.75 CRP Ac.

CRP Contract 1: 109.71 Acres

Annual Payment: \$30,085 (\$274.22/Acre)

Contract Expiration Date: 9/30/2025

CRP Contract 2: 2.57 Acres

Annual Payment: \$364 (\$141.82/Acre)

Contract Expiration Date: 9/30/2030

CRP Contract 3: 1.47 Acres

Annual Payment: \$264 (\$179.59/Acre)

Contract Expiration Date: 9/30/2029

Total Annual CRP Payment: \$30,713

Broker's Note: This farm offers a variety of great opportunities for many different buyers. Whether you are looking for CRP income, hunting and recreational opportunities, or an opportunity to farm a property that has been in CRP for 10 years, there are many choices with this farm. The majority of the CRP will expire in 2025, allowing an opportunity for a buyer to renew the contract for continuous income or allow you to farm the farm after the 2025 crop season. This is a rare opportunity for someone to choose what they do with this property after the CRP contracts expire.

For more information contact Shane Brant • 712-301-4664.

Price: \$1,066,000

Midwest Land Management and Real Estate, Inc.

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Midwest Land
MANAGEMENT & REAL ESTATE, INC.

Property information provided was obtained from sources deemed reliable, but the Auctioneer, Broker or Seller makes no guarantees as to its accuracy. 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". Average CSR information was obtained from Surety/Agri Data. Any announcements made the day of the sale shall supersede any previous information or oral statements. Midwest Land Management and Real Estate, Inc., affiliated licensees and the Auctioneer represent the Sellers exclusively.