

Midwest Land Management

LAND

FOR SALE

Sac County, IA - Delaware Township, Sec. 4

120 Acres m/l



Property Location: 2 miles north of Nemaha, IA on M50 & 1/2 mile west on 170th Street.

Legal Description: The East Half of the Southwest Quarter (E $\frac{1}{2}$ SW $\frac{1}{4}$) and the Northwest Quarter of the Southwest Quarter (NW $\frac{1}{4}$ SW $\frac{1}{4}$) of Section Four (4), Township Eighty-nine (89) North, Range Thirty-six (36) West of the 5th PM., Sac County, Iowa.



Surety/AgriData Avg. CSR2: 84.5

Surety/AgriData Avg. CSRI: 76.9

Soils: Clarion, Canisteo, Coland, Nicollet, Webster, Okoboji and Cylinder

Real Estate Taxes: \$2,772

FSA information:

Cropland Acres: 108.76 ac.

Corn Base: 64.70 ac. PLC Yield: 145 bu.

Soybean Base: 35.00 ac. PLC Yield: 48 bu.

CRP Acres: 7.90 ac.

Annual CRP Payment: \$2,057

CRP contract expires 9/30/2020

Broker's Note: Land buyers, here is an excellent opportunity to purchase a productive Sac County Farm. The farm is available for the 2020 crop season. Please give Ben a call today to learn more about this farm investment opportunity.

Price: \$1,020,000

Alan and Jennifer Movall, Owners

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 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".