

Midwest Land Management

LAND

FOR SALE

Palo Alto County, IA - Emmetsburg Twp. Section 5

40 ACRES

More or Less

Property Location: 3 miles west of Emmetsburg, Iowa on Highway 18, 2 miles north on Highway 4, and ½ mile west on 340th Street.

Legal Description: The Southeast Quarter of the Southwest Quarter (SE¼ SW¼) of Section Five (5), Township Ninety-six (96) North, Range Thirty-three (33) West of the 5th P.M., Palo Alto County, IA.

Total Acres: 40 ac. m/l

Soils: Harps, Canisteo, Palms, Nicollet, Clarion

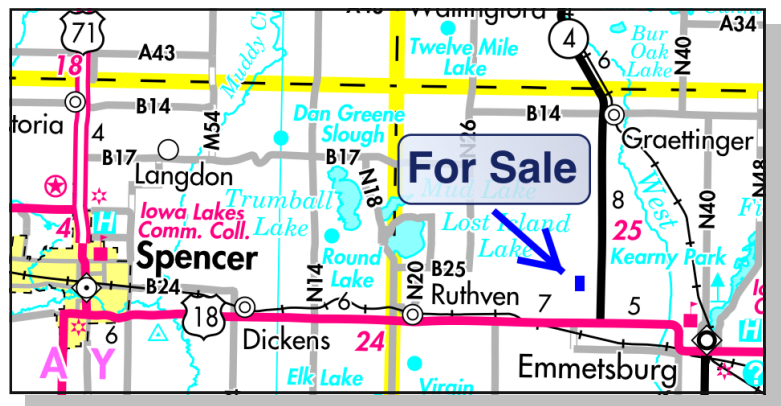
Avg. CSR: 62.4

Taxable Acres: 39.00 ac.

Real Estate Taxes: \$576 Annually

FSA Information:

Cropland	19.3 acres
Corn Base	10.4 acres
DD/CC Yield	118/118 bu.
Soybean Base	8.9 acres
DD/CC Yield	34/34 bu.



Note: Farmers and Investors, here is a great opportunity to purchase a smaller tract of farmland in Palo Alto County. This farm is located in the Ruthven, Graettinger and Emmetsburg areas which provide good access to local grain markets. The current owners have made vast improvements on this property in the past year which will allow for more tillable acres than is currently being certified at the FSA office. It is estimated that the tillable acres for 2013 will be 35 acres. The property also has a small grassland and slough area which offers excellent upland hunting. Call us today to discuss owning this affordable Iowa farm.

Price: \$278,000.00 or \$6950 per acre

Terms: Possession at close. Subject to custom lease for 2013.

**Richard Kneip, Bruce Kellen
and Jeremy Sitzmann, Owners**

For More Information Call Ben Hollesen 712-253-5779

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MIDWEST LAND
MANAGEMENT

Property information provided was obtained from sources deemed reliable, but the 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".