

Midwest Land Management

LAND

# FOR SALE

Emmet County, IA - Emmet Township, Section 8

## 40 Acres More or Less



**Property Location:** From Superior, IA, 1 1/2 miles east on Highway 9/A-20, 5 miles north on N-22 and 1 mile east on gravel road 360th Ave. (farm is an inside 40 and is not bordered by any road)

**Legal Description:** The Southeast Quarter of the Southwest Quarter (SE 1/4 SW 1/4) of Section Eight (8), Township One Hundred (100) North, Range Thirty-four (34) West of the 5th P.M., Emmet County, Iowa.

**Total Acres:** 40 ac. m/l

**Taxable Acres:** 40 ac.

**Real Estate Taxes:** \$610 Annually

### FSA Information:

Cropland 9.06 acres  
Total CRP 7.20 acres  
5.4 acres - \$132.54/ac. rental rate  
Contract expires 9/30/16.  
1.8 acres - \$146.00/ac. rental rate  
Contract expires 9/30/20.  
Total Annual CRP Payment: \$979.00



**Note:** Outdoor enthusiast and naturalist, here is an excellent chance to purchase a smaller tract of land with big-time benefits. The Kabele property offers - deer, turkey, pheasant, waterfowl and fishing all in 40 acres. The West Fork of the Des Moines river meanders through the property and provides good river access. If you have been looking for a property to build a secluded cabin and enjoy nature, this is your opportunity.

**Price:** \$158,000/\$3,950 per acre

**Terms:** Possession upon closing.

**Chris Kabele Trust, Owner**

**For More Information Call Ben Hollesen 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 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".