

Midwest Land Management

LAND

FOR SALE

O'Brien County, IA - Franklin Township, Sec. 15

75 ACRES

More or Less



Property Location: 1 1/2 miles north of Sanborn, Iowa on Redwood Avenue.

Legal Description: The South Half of the Southeast Quarter (S 1/2 SE 1/4) of Section Fifteen (15), Township Ninety-seven (97) North, Range Forty-one (41) West of the 5th P.M., O'Brien County, Iowa. (Excluding a 5 acre acreage.)



Surety/AgriData Avg. CSR2: 94.8

Surety/AgriData Avg. CSRI: 72

Primary Soils: Sac, Primghar, Marcus, Galva and Afton

Real Estate Taxes: \$2,056

FSA Information:

- Cropland: 71.39 ac.
- Corn Base: 53.32 ac.
- Corn PLC Yield: 146 bu.
- Soybean Base: 17.78 ac.
- Soybean PLC Yield: 41 bu.



Note: Attention Land Buyers - Here is an excellent opportunity to purchase a small tract of productive farmland in O'Brien County. The Mifflin farm has been very well farmed and managed by the tenant. The tenant and seller would like to sell the farm to an investor that would continue to rent the land to the tenant. The farm has a high state of fertility from years of cattle litter being applied to the farm. Come take a look at this attractive and productive farm in the heart of a prosperous agricultural neighborhood.

Price: \$862,500

Terms: Seller requires leaseback arrangement.

Linda R. Mifflin, Owner

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 or 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".