

Midwest Land Management

LAND

FOR SALE

Buena Vista County, IA - Poland Twp., Section 16

8 ACRES More or Less



Property Location: Farm is located on the north edge of Marathon, Iowa on 450th Street, 1/2 mile east of M54.

Legal Description: Part of the Southeast Quarter of the Southwest Quarter (SE $\frac{1}{4}$ SW $\frac{1}{4}$) of Section Sixteen (16), Township Ninety-Three (93) North, Range Thirty-five (35) West of the 5th P.M., Buena Vista County, Iowa (excluding acreage) containing 8 acres more or less. Exact legal to be taken from abstract.

Total Acres: 8 ac. m/l

Avg. CSR: 79.8

Real Estate Taxes: \$192 Annually

Soils: Clarion and Nicollet



Note: Land Buyers and Investors, here is an excellent opportunity to purchase a small tract of Iowa farmland. The Kerns farm is located on the north edge of Marathon, IA and is within 1/2 mile of the local Co-op. Opportunities to purchase a small, all-tillable farm rarely come up. Don't pass up this chance!

Price: \$70,000

Terms: Possession upon closing.

Virginia L. Kerns, Owner

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".