

Midwest Land Management

LAND

FOR SALE

Dickinson County, IA - Westport Township, Section 11



Property Address: 2272 140th Avenue, Milford, Iowa

Property Location: 8 miles west of Milford, IA on A34 and 1/2 mile south on 140th Ave.

Legal Description: 11 acres more or less located in the Northwest Quarter of the Southwest Quarter (NW $\frac{1}{4}$ SW $\frac{1}{4}$) of Section Eleven (11), Township Ninety-eight (98) North, Range Thirty-eight (38) West of the 5th P.M., Dickinson County, Iowa. Exact legal to be taken from survey.

Property Features:

- ◆ 1,728 sq. ft. ranch style home built in 2007
- ◆ 2,520 sq. ft. heated & insulated shop built in 2008
- ◆ 7,560 sq. ft. machine shed built in 2011
- ◆ 70,000 bushels of grain bin storage built in 2011
- ◆ 4,000 head swine finishing unit built in 2006
- ◆ 2 open-front cattle sheds
- ◆ Backup generator capable of running the entire acreage
- ◆ Deep well with good water supply
- ◆ Cattle lots with fully cemented feed aprons

Option to rent
515 tillable acres
until 2026!



For More Information Call Ben Hollesen 712-253-5779

Midwest Land Management and Real Estate, Inc.

521 South Grand Avenue • PO Box 909

Spencer, IA 51301

712-262-3110 • 800-952-2974

www.midwestlandmanagement.com

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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".



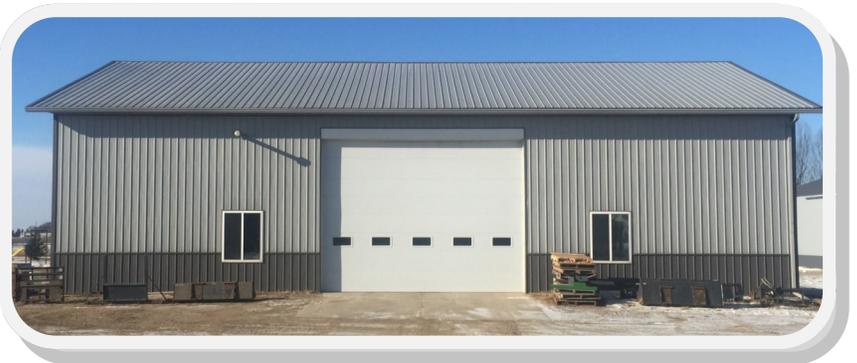
**Ranch style home
1,728 Sq. Ft.
2 Bedrooms/2 Baths
2 Car Garage**

60' x 126' Machine Shed



70,000 Bushel Grain Storage

42' x 60' Heated Shop



Note: Opportunity, Opportunity, Opportunity - Very rarely do you get an opportunity like this. The Drost acreage has been built from the ground up since 2006 and has been well maintained ever since. This is truly an acreage that you must walk to appreciate, and it has something for everyone. Cattlemen, swine producers, row crop farmers and the family can enjoy the beautiful home. The 515 acres of tillable land are within 4 miles from the acreage. Don't miss your chance to create or expand your farming legacy.

Price: \$1,950,000

Terms: Possession upon closing. Buyer has option to cash rent 515 acres for a period of 10 years starting with the 2017 crop year. Annual real estate taxes: \$2,830 est.

Duane Drost Revocable Trust, Owner

Contact Ben Hollesen for a private showing -712-253-5779

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