

Midwest Land Management

LAND

FOR SALE

Dickinson County, IA - Okoboji Twp., Section 31

123 ACRES More or Less

Property Location: 3 miles south of Milford, Iowa on Hwy. 71, 6 miles west on A43 and 1/2 mile south on 160th Avenue.

Legal Description: Part of the Southwest Quarter (Pt. SW¹/₄) of Section Thirty-one (31), Township Ninety-eight (98) North, Range Thirty-seven (37) West of the 5th P.M., Dickinson County, Iowa. Exact legal to be taken from survey.

Total Acres: 123 ac. m/l

Primary Soils: Spillville, Estherville, Wadena, Terril

Surety/AgriData Avg. CSR2: 58.6

Surety/AgriData Avg. CSRI: 43

Taxable Acres: 121.4 ac.

Real Estate Taxes: \$1,031.58 est.



FSA Information:

Cropland 123.83 acres

Corn Base 68.1 acres

Soybean Base 53.3 acres

DD/CC Yield bu. 107/107

DD/CC Yield bu. 33/33

Note: Farmers and Investors, here is an excellent opportunity to purchase a nearly level, all-tillable tract of land in Dickinson County. The owner would like to lease the farm back and is offering an attractive lease to the buyer if you are looking for a tenant. If you are a farmer buyer, the owner is willing to sell the farm with an open lease for 2015.

Price: \$700,000

Terms: Possession upon closing.

Mark Scharnberg, Owner

For More Information Call Ben Hollesen at 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. 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".