

Midwest Land Management

LAND

FOR SALE

Dickinson County, IA—Lloyd Township, Section 23

80 ACRES More or Less

Property Location: 1½ miles east of Terril on A48 and ½ mile south on 330th Avenue.



Legal Description: The East Half of the Southeast Quarter (E½ SE¼) of Section Twenty-three (23), Township Ninety-eight (98) North, Range Thirty-five (35) West of the 5th P.M., Dickinson County, IA.

Total Acres: 80 ac. m/l
Avg. CSR: 65.7
Taxable Acres: 78.1
Real Estate Taxes: \$1230



FSA Information:

Cropland	77.9 ac.	CRP	15.0 ac.
Corn Base	55.0 ac.	DD/CC Yield	114/114 bu.
Soybean Base	7.4 ac.	DD/CC Yield	41/41 bu.

Note: Midwest Land Management is pleased to be selling this Terril area farm for the Langels. The Langel farm has 15 acres of CRP with an annual payment of \$1914 or \$127.60 per acre. The CRP contracts expire in September of 2019.

Terms: \$10,300/acre
Possession upon closing. Open lease for 2013 crop season.

Daniel and Jennifer Langel, Owners

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

& 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".