

Midwest Land Management

LAND

FOR SALE

Sac County, IA - Wheeler Township, Sec. 35

95 Acres m/l

Property Location: 5½ miles south of Odebolt, Iowa on Highway 39.

Legal Description: Part of the Northwest Quarter (Pt. NW¼), Section Thirty-five (35), Township Eighty-six (86) North, Range Thirty-eight (38) West of the 5th P.M., Sac County, Iowa.

Surety/AgriData Avg. CSR2: 71.8

Surety/AgriData Avg. CSRI: 63.6

Soils: Kennebec, Marshall, Ackmore, Bolan,
Hawick, Kennebec-Ackmore, Monona & Ida

Real Estate Taxes: \$1,693 estimated



FSA Information:

Cropland: 82.44 ac.

Corn Base: 64.4 ac. PLC Yield: 145 bu.

Note: Attention Land Buyers, here is an excellent opportunity to purchase a farm in Sac County. The Ploeger farm is located 5.5 miles south of Odebolt, IA on State Highway 39. The farm will be surveyed prior to closing and will be sold by the surveyed acres.

Price: \$7,950 per surveyed acre

Warren & Nancy Ploeger, Owners

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".